

# PROPOSAL REQUEST

## PART 1 PROJECT

- A. This Project consists of one complete single-family residence and the properties associated with this residence including all expenses associated with acquisition, design, permitting, inspections, labor, materials, taxes, fees and transfer costs. The Project is further itemized by, but not limited to, the scope of Work.
- B. Contractor shall enter into a purchase agreement with the Jefferson County Land Reutilization Corporation (the "Land Bank") to secure rights to construct the Project on the parcel located at 612 Logan Ave., Steubenville, Ohio 43952. The parcels (07-06146-000, 07-06045-000, and 07-06046-000) will be transferred to the contractor through a Construction Note and Mortgage. Upon completion of the Work the contractor shall turn over all rights to the Work to the Land Bank for a pre-agreed purchase price, see Proposal Form, Attachment A, as completed by the contractor.
- C. The Work shall meet the requirements of all applicable zoning & building codes.
- D. The Land Bank encourages the use of local area trade schools such as the Jefferson County JVS, College of St. Joseph the Worker, Carpenter's Union, and Electrical Union Programs through local public schools.
- E. The Work covers demolition, site work, and construction of a single family home located at 612 Logan Ave., Steubenville, Ohio 43952, as detailed in the Drawings attached to this document.
- F. Scope of Work; Specifications in Brief (provide as indicated or equal):
  - Exterior Work
    - Grading
      - Grade property to provide slope away from building and surface drainage towards the street and alley
    - Porch, front
      - 4" slab on grade, 5,000 psi min, turn leg down 18" at perimeter, rod to house
      - Roof, 2x4 truss on (2) 2x6 header on 4x4 p.t. wood columns & wood ledger lag screwed to wall studs, architectural shingle roof to match house, vinyl wrap beam & column w/ cap & base, t&g ceiling, siding to match
    - Porch, rear
      - 4" slab on grade, 5,000 psi min, turn down leg at perimeter, rod to house
    - Driveway – Asphalt on compacted gravel base, drain towards alley
  - Foundation & Floor
    - 42" min depth, 24" wide footing, 8" foundation wall (cip or cmu), 2" rigid insulation for 24" below grade foundation insulation

- 4" slab on grade, 4,000 psi min
- Exterior Walls
  - 2x4 framing @ 16" max, w/ 1/2" ext. osb sheathing, 1/2" continuous rigid insulation, house wrap & 1/2" gyp board
  - 3" closed cell polyurethane wall insulation
  - Vinyl siding, insulated
- Interior Walls
  - 2x4 framing @ 16" max, w/ 1/2" gyp board
  - Mineral wool acoustic insulation
- Roof
  - Wood truss roof frame @ 24' o.c. w/ 5/8" ext. osb sheathing
  - 4-1/2" closed cell polyurethane foam insulation to deck and encasing top chord w/ 4-1/2" insulation
  - Roof underlay @ edges & ridge, architectural shingle (alt. - standing seam metal roof w/ concealed fasteners)
  - Aluminum gutters & downspouts
  - Soffit & Fascia
- Fenestration (code requirements)
  - fixed window                      u=0.38 max
  - operable window                  u=0.45 max
  - entrance door                      u=0.77 max
  - glazing                                shgc=0.40 min
  - Doors
    - Front – Fiberglass w/ oval lite
    - Rear – Fiberglass w/ half lite
    - Interior – Composite 6 panel
    - Attic access – insulated w/ pull down ladder
  - Windows - Simonton vinyl energy star with argon gas & low-e coat, double hung & awning
- Fixtures
  - Vanity – Wood cabinet
  - Cabinets – Birch veneer, HDF or 7 Ply w/ 3/4" solid wood reverse panel doors
  - Counter – Quartz ( i.e. Quality Granite, Pittsburgh)
- Finishes
  - Floor - LVT plank
  - Walls – Painted gypsum
  - Ceilings – Painted gypsum, smooth or knock down
  - Trim – Composite or finger jointed wood base & chair rail, painted
- Mechanical
  - Furnace – Armstrong 97% efficiency, 90 mbtuh, 1400 CFM min, combo vent thru roof
  - AC – Armstrong 23 SEER min, 3 ton

- Ducts – All rigid supply & return to all rooms (no return from toilets, kitchen or laundry), insulate supply
- Humidifier – Aprilaire
- Energy Recovery – 300 CFM no air crossover, exhaust 10' min from fresh air source @ window, door (exhaust: 150 kitchen, 50 ea toilet, 50 laundry rm / return to furnace)
- Electrical
  - Power – 120/240 v, 1 ph, 200 amp, 42 circuit panel
  - Lighting – all led
    - Living/dining – 2 circuit track dimmable, Hunter ceiling fan
    - All dimmable switching
    - Exterior – front, rear & alley side motion detection w/ switch override
- Plumbing
  - Water Heater – Rheem Performance Platinum Electric 50 Gal XE50T10H45U1
  - Bathrooms
    - Toilet – American Standard Cadet
    - Shower - Acrylic w/ acrylic surround
    - Vanity – Quartz top w/ under mount sinks
    - Faucets
      - Sink - Delta Lahara centerset
      - Tub - Delta Lahara Monitor 17 Series dual function
  - Kitchen
    - Sink – 16 ga stainless under mount
    - Faucet – Delta Antoni single handle pre-rinse
  - Laundry - floor drain & washer connection
  - Hose bib – frost proof at sides

## PART 2 REQUIRED DOCUMENTS WITH PROPOSAL

### A. FORM OF PROPOSAL

1. See Attachment A

### B. FORM OF NON-COLLUSION AFFIDAVIT

1. See Attachment B

### C. EXPERIENCE RECORD

1. See Attachment C

### D. PROPOSED SUBCONTRACTORS

1. See Attachment D

- E. CERTIFICATE OF REGISTRATION- STATE OF OHIO
  - 1. Contractor to provide certificate from Secretary of State
- F. CERTIFICATE OF WORKER'S COMPENSATION
  - 1. Contractor to provide certificate from Insurer
- G. CERTIFICATE OF INSURANCE- GENERAL LIABILITY
  - 1. Contractor to provide certificate from Insurer

### PART 3 REQUIRED DOCUMENTS WITH CONTRACT

(PROVIDED BY LANDBANK AFTER ACCEPTANCE OF PROPOSAL, PRIOR TO CONTRACT SIGNING)

- A. PROPERTY LEASE AGREEMENT WITH LAND BANK
- B. CERTIFICATION OF EQUAL EMPLOYMENT
- C. EQUAL EMPLOYMENT COMPLIANCE
- D. ESCROW WAIVER
- E. CERTIFICATION OF COMPLIANCE WITH AIR AND WATER ACTS
- F. CERTIFICATION REGARDING DEBARMENT AND SUSPENSION
- G. CERTIFICATION OF A DRUG-FREE WORKPLACE

END OF SECTION

**ATTACHMENT A**

**FORM OF PROPOSAL**

NOTE 1. The wording of this proposal shall be retained as found herein. Any changes in wording could cause the PROPOSAL to be rejected.

**PROPOSAL**

**Residential Housing  
612 Logan Ave  
Steubenville, Ohio, 43952**

For

Jefferson County Land Bank  
301 Market St., Room 105  
STEUBENVILLE, OH 43952

Submitted By: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ Date

# ATTACHMENT A

Having visited the Site, examined the Drawings and read the Specifications entitled "**Residential Housing – 612 Logan Ave**", dated November 7<sup>th</sup>, 2024, as prepared by Arch-It-tech. Inc., the undersigned hereby shall furnish all materials and labor necessary to complete the Project, including the work itemized below.

The Contractor shall provide a complete price for the Project.

**ITEMIZATION WORKSHEET (provide manufacturer and model of intended products, otherwise provide allowance included in proposal for owner selection):**

- **Walls**
  - Exterior
    - Insulation : \_\_\_\_\_
    - Siding : \_\_\_\_\_
- **Roof**
  - Underlayment : \_\_\_\_\_
  - Shingle : \_\_\_\_\_
- **Doors**
  - Front : \_\_\_\_\_
  - Rear : \_\_\_\_\_
  - Interior : \_\_\_\_\_
  - Attic Access : \_\_\_\_\_
- **Windows**
  - Bathrooms : \_\_\_\_\_
  - All Else : \_\_\_\_\_
- **Finishes**
  - Floor : \_\_\_\_\_
  - Walls : \_\_\_\_\_
  - Ceilings : \_\_\_\_\_
  - Trim : \_\_\_\_\_
- **Fixtures**
  - Vanity : \_\_\_\_\_
  - Cabinets : \_\_\_\_\_
  - Counter : \_\_\_\_\_

# ATTACHMENT A

- **Mechanical**

- Furnace : \_\_\_\_\_
- Humidifier : \_\_\_\_\_
- AC : \_\_\_\_\_
- Energy Recovery : \_\_\_\_\_

- **Electrical**

- Lighting
  - Porch : \_\_\_\_\_
  - Interior : \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  - Rear : \_\_\_\_\_
- Receptacles : \_\_\_\_\_
- Panel : \_\_\_\_\_

- **Plumbing**

- Water Heater : \_\_\_\_\_
- Hose Bib : \_\_\_\_\_
- Bathrooms
  - Tub : \_\_\_\_\_
  - Toilet : \_\_\_\_\_
  - Vanity : \_\_\_\_\_
  - Shower : \_\_\_\_\_
  - Faucets
    - Sink : \_\_\_\_\_
    - Tub : \_\_\_\_\_
- Kitchen
  - Sink : \_\_\_\_\_
  - Faucet : \_\_\_\_\_
- Laundry : \_\_\_\_\_

**ATTACHMENT A**

**CONTRACT LUMP SUM PROPOSAL FOR ALL WORK**

**Total for the sum of**

Dollars (\$ \_\_\_\_\_)

Estimated Project Start Date

\_\_\_\_\_ Month, Day, Year

Duration of Work to Completion.

\_\_\_\_\_ Working Days

\_\_\_\_\_ Calendar Days



**ATTACHMENT A**

The Bidder shall supplement the Proposal by supplying the following information for use in preparation of the Contract.

NAME OF PROPOSED SUBCONTRACTOR(S):

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LIST OF ADDENDA RECEIVED: \_\_\_\_\_

NAME OF COMPANY/CORPORATION: \_\_\_\_\_

NAME OF PRESIDENT: \_\_\_\_\_

NAME OF CONTACT PERSON: \_\_\_\_\_

CORPORATION IS ORGANIZED UNDER THE LAWS OF: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

FEDERAL TAX I.D. #: \_\_\_\_\_

CONTRACTORS LICENSE #: \_\_\_\_\_

TELEPHONE #: \_\_\_\_\_

FAX #: \_\_\_\_\_

Submitted By: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature/ title/ date

**\*\*NOTE: FAILURE TO PROVIDE THE ABOVE INFORMATION AND SIGN AND DATE THE PROPOSAL SHALL RESULT IN THE REJECTION OF THE BID.\*\***

**ATTACHMENT B**

**NON-COLLUSION AFFIDAVIT**

STATE OF

COUNTY OF

\_\_\_\_\_, being first duly sworn, deposes  
(Individual Name)

and says that he/she is \_\_\_\_\_ of \_\_\_\_\_ the  
(Sole Owner, Partner, President, Secretary, etc.) (Corporation Name)

party making the proposal or bid; that such bid is genuine and not collusive or sham; that said Bidder has not colluded, conspired, connived, or agreed, directly or indirectly with any Bidder or person, to put in a sham bid, or that such other person shall refrain from bidding, and has not in any manner, directly or indirectly sought by agreement or collusion or communication or conference, with any person, to fix the bid price of affiant or any other Bidder, or to fix any overhead, profit, or cost element of said Bid price, or of that of any other Bidder, or to secure any advantage against the Owner, or any person interested in the proposed Contract; and that all statements contained in said proposal or bid are true; and further, that such Bidder has not, directly or indirectly submitted this Bid, or the contents thereof, or divulged information or data relative thereto to any association or to any member or agent thereof.

\_\_\_\_\_  
Affiant

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

END OF SECTION

**ATTACHMENT C**

**EXPERIENCE RECORD**

The Bidder is required to state the character of previous work, give references, and such other detailed information as will enable the Owner to determine capability, responsibility, experience, skill, and financial standing. Provide data for the last five (5) years. Duplicate this sheet as needed. **Information submitted in an alternate format MUST contain all the information requested on this page.**

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Project \_\_\_\_\_  
Description/Scope of Bidder's \_\_\_\_\_  
On this project you were \_\_\_ Prime Contractor **OR** \_\_\_ Sub Contractor to \_\_\_\_\_  
Total Project Cost: \$ \_\_\_\_\_ Your Contract or Subcontract \$ \_\_\_\_\_  
% Complete (if in progress) \_\_\_% or Date Completed (if complete): \_\_\_\_\_  
Project \_\_\_\_\_  
Owner \_\_\_\_\_ Phone ( ) \_\_\_\_\_  
Engineer/Arch. Firm: \_\_\_\_\_  
Engineer/Arch. \_\_\_\_\_ Phone ( ) \_\_\_\_\_  
Your Bonding Company on this project (if any): \_\_\_\_\_

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Project \_\_\_\_\_  
Description/Scope of Bidder's \_\_\_\_\_  
On this project you were \_\_\_ Prime Contractor **OR** \_\_\_ Sub Contractor to \_\_\_\_\_  
Total Project Cost: \$ \_\_\_\_\_ Your Contract or Subcontract \$ \_\_\_\_\_  
% Complete (if in progress) \_\_\_% or Date Completed (if complete): \_\_\_\_\_  
Project \_\_\_\_\_  
Owner \_\_\_\_\_ Phone ( ) \_\_\_\_\_  
Engineer/Arch. Firm: \_\_\_\_\_  
Engineer/Arch. Contact: \_\_\_\_\_ Phone ( ) \_\_\_\_\_  
Your Bonding Company on this project (if \_\_\_\_\_

**ATTACHMENT C**

Project \_\_\_\_\_

Description/Scope of Bidder's \_\_\_\_\_

On this project you were \_\_\_ Prime Contractor **OR** \_\_\_ Sub Contractor to \_\_\_\_\_

Total Project Cost: \$ \_\_\_\_\_ Your Contract or Subcontract \$ \_\_\_\_\_

% Complete (if in progress) \_\_\_% or Date Completed (if complete): \_\_\_\_\_

Project \_\_\_\_\_

Owner \_\_\_\_\_ Phone ( ) \_\_\_\_\_

Engineer/Arch. Firm: \_\_\_\_\_

Engineer/Arch. Contact: \_\_\_\_\_ Phone ( ) \_\_\_\_\_

Your Bonding Company on this project (if any): \_\_\_\_\_

END OF SECTION

**ATTACHMENT D**

**PROPOSED SUBCONTRACTORS**

The Bidder is required to state in the spaces provided below, the Subcontractors he proposes to use to accomplish the work under this Contract. The items and specific amounts of work assigned to each listed Subcontractor shall also be outlined. Duplicate this sheet as needed.

1. Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Description: \_\_\_\_\_  
Phone ( ) \_\_\_\_\_ Amount: \$ \_\_\_\_\_ % of Contract: \_\_\_\_\_

2. Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Description: \_\_\_\_\_  
Phone ( ) \_\_\_\_\_ Amount: \$ \_\_\_\_\_ % of Contract: \_\_\_\_\_


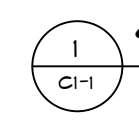
3. Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Description: \_\_\_\_\_  
Phone ( ) \_\_\_\_\_ Amount: \$ \_\_\_\_\_ % of Contract: \_\_\_\_\_

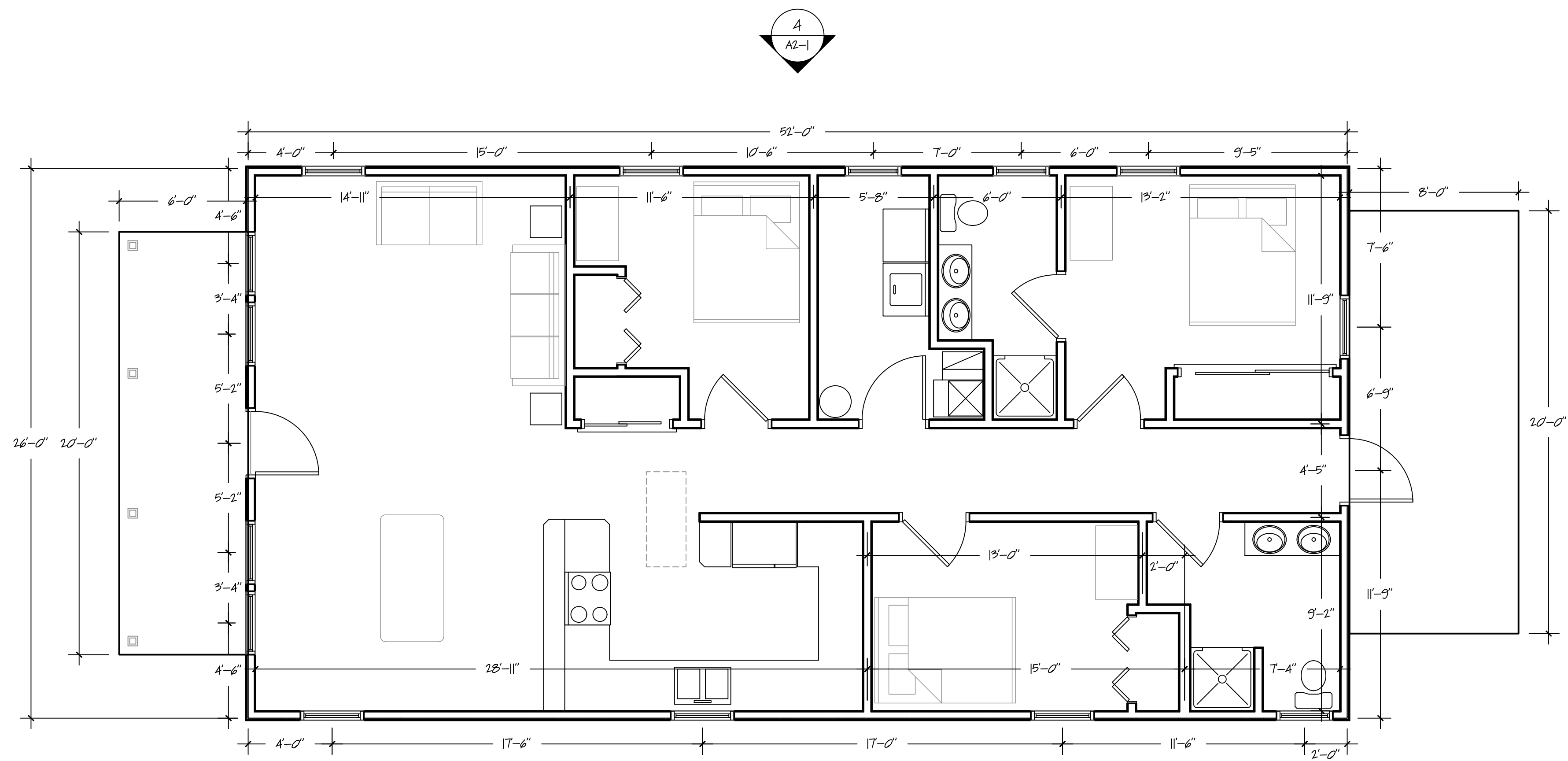
4. Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Description: \_\_\_\_\_  
Phone ( ) \_\_\_\_\_ Amount: \$ \_\_\_\_\_ % of Contract: \_\_\_\_\_

5. Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Description: \_\_\_\_\_  
Phone ( ) \_\_\_\_\_ Amount: \$ \_\_\_\_\_ % of Contract: \_\_\_\_\_

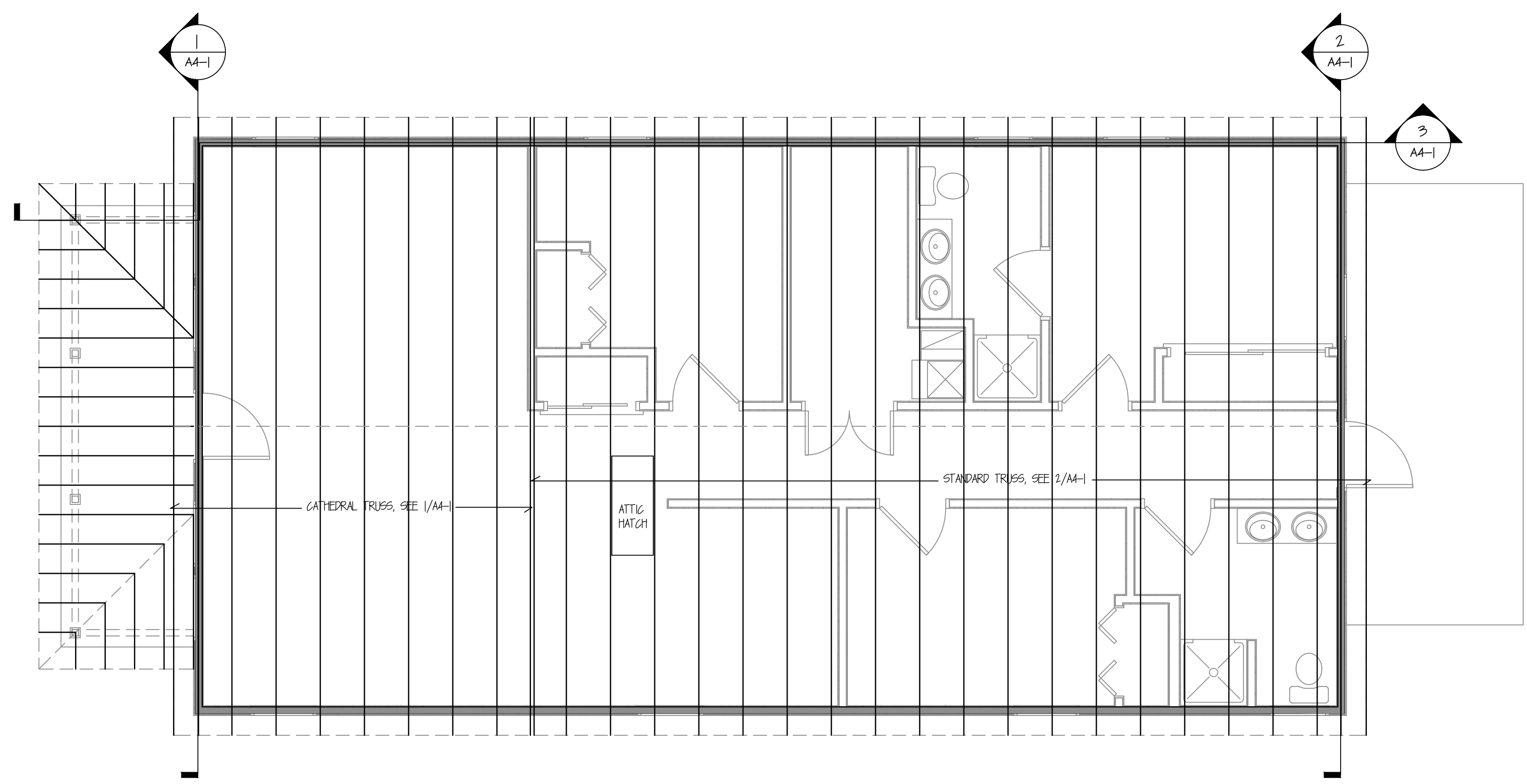






 SITE PLAN  
 1" = 18'-0"



1 FLOOR PLAN  
A1-1  
1/4" = 1'-0"



2 ROOF FRAMING PLAN  
A1-1  
1/4" = 1'-0"

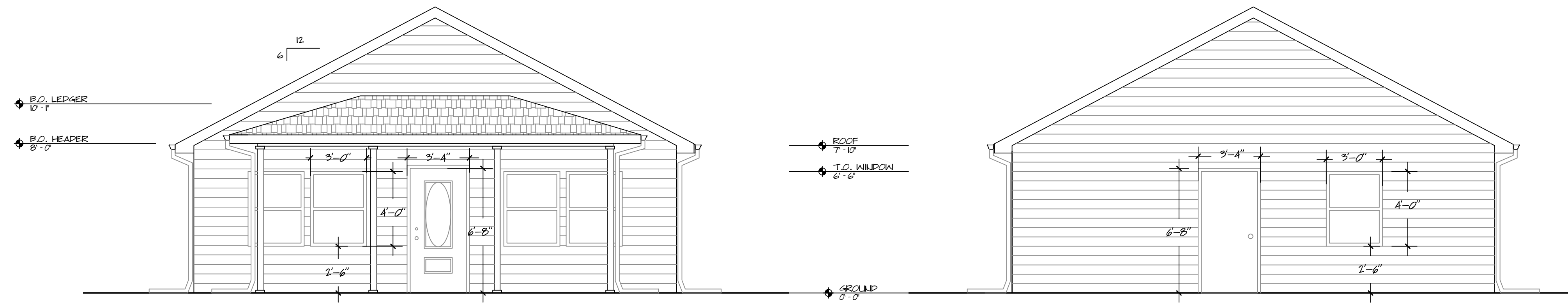
DRAWING INFORMATION

JOB NUMBER	
RELEASE DATE	11/7/24
REVISIONS	

DESCRIPTION  
FLOOR &  
ROOF PLAN

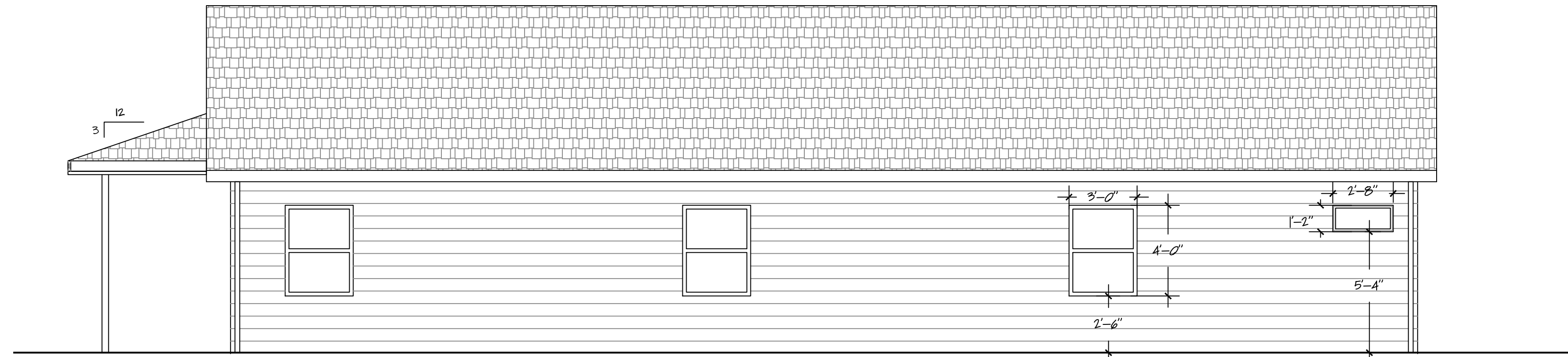
SHEET NUMBER  
A1-1



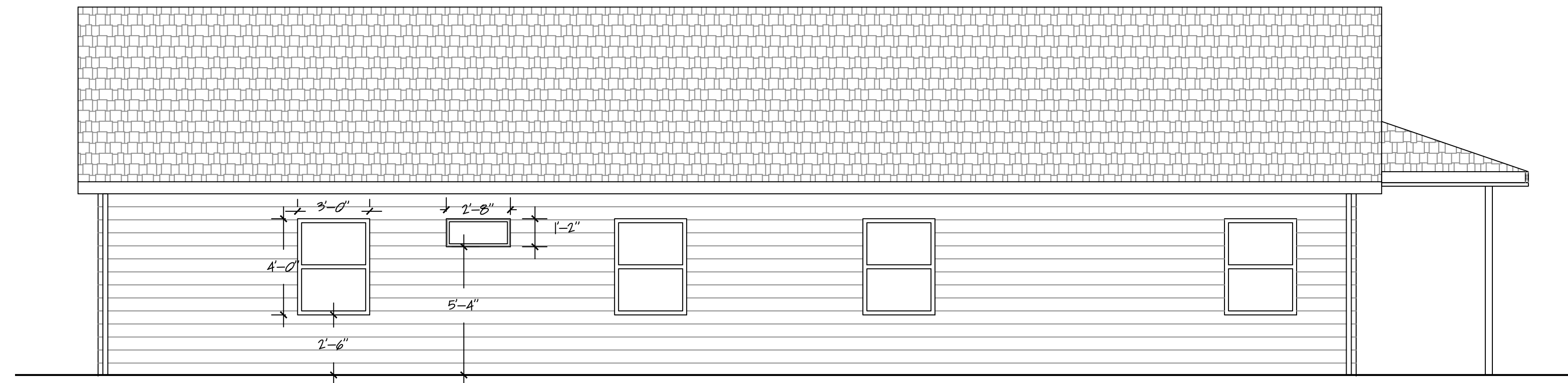


1 NORTH ELEVATION  
A2-1 1/4" = 1'-0"

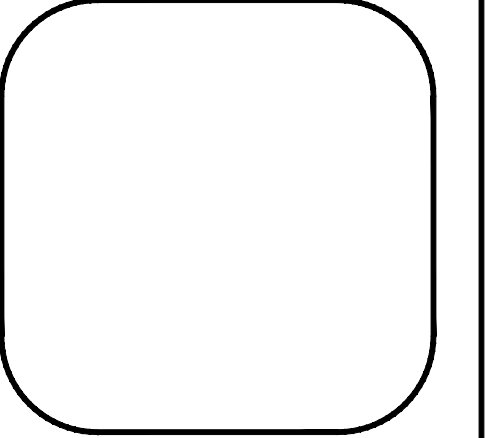
2 SOUTH ELEVATION  
A2-1 1/4" = 1'-0"



3 WEST ELEVATION  
A2-1 1/4" = 1'-0"



4 EAST ELEVATION  
A2-1 1/4" = 1'-0"

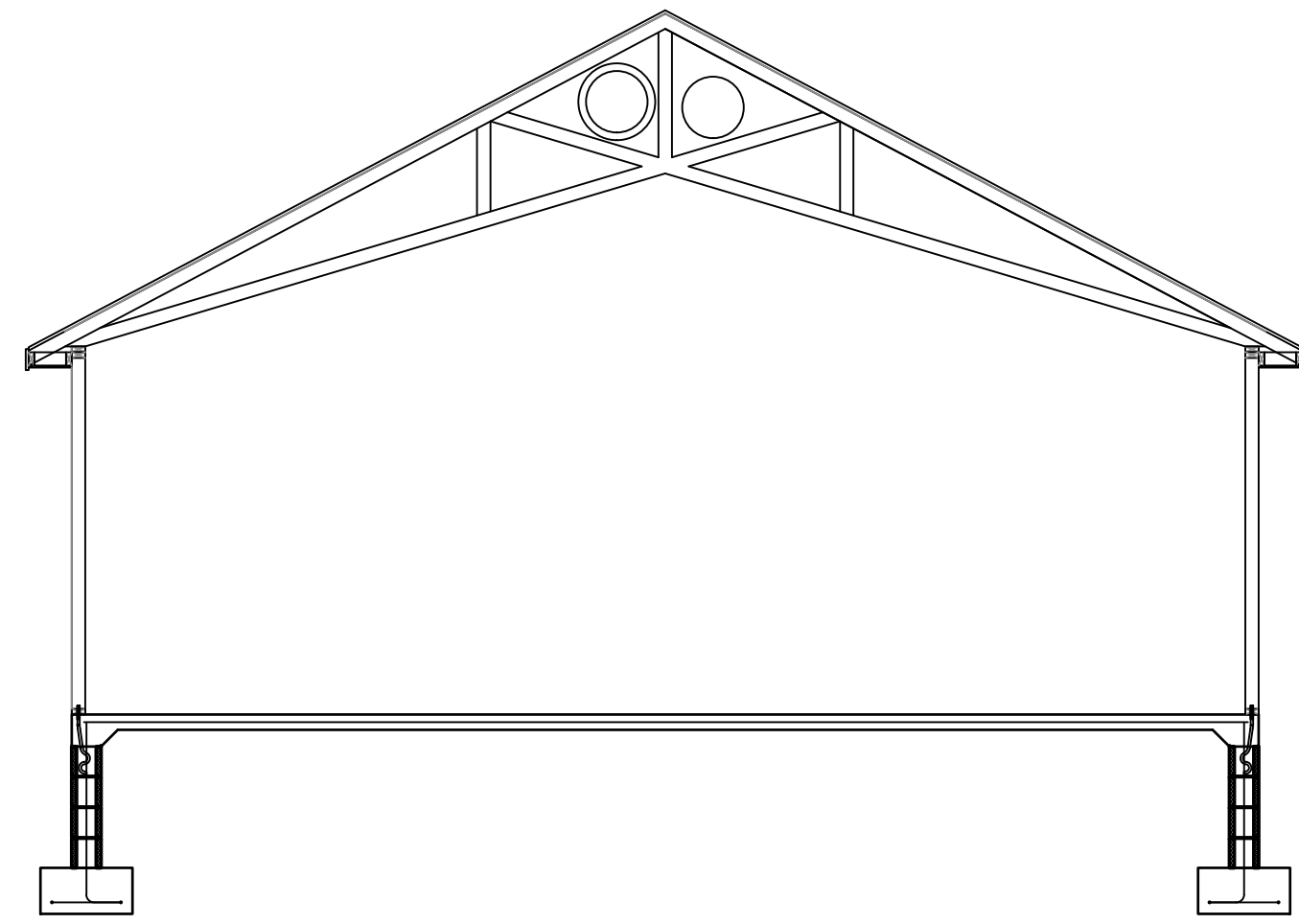


**SPEC RESIDENTIAL HOUSING**  
**612 LOGAN AVE**  
**STEUBENVILLE, OH 43952**

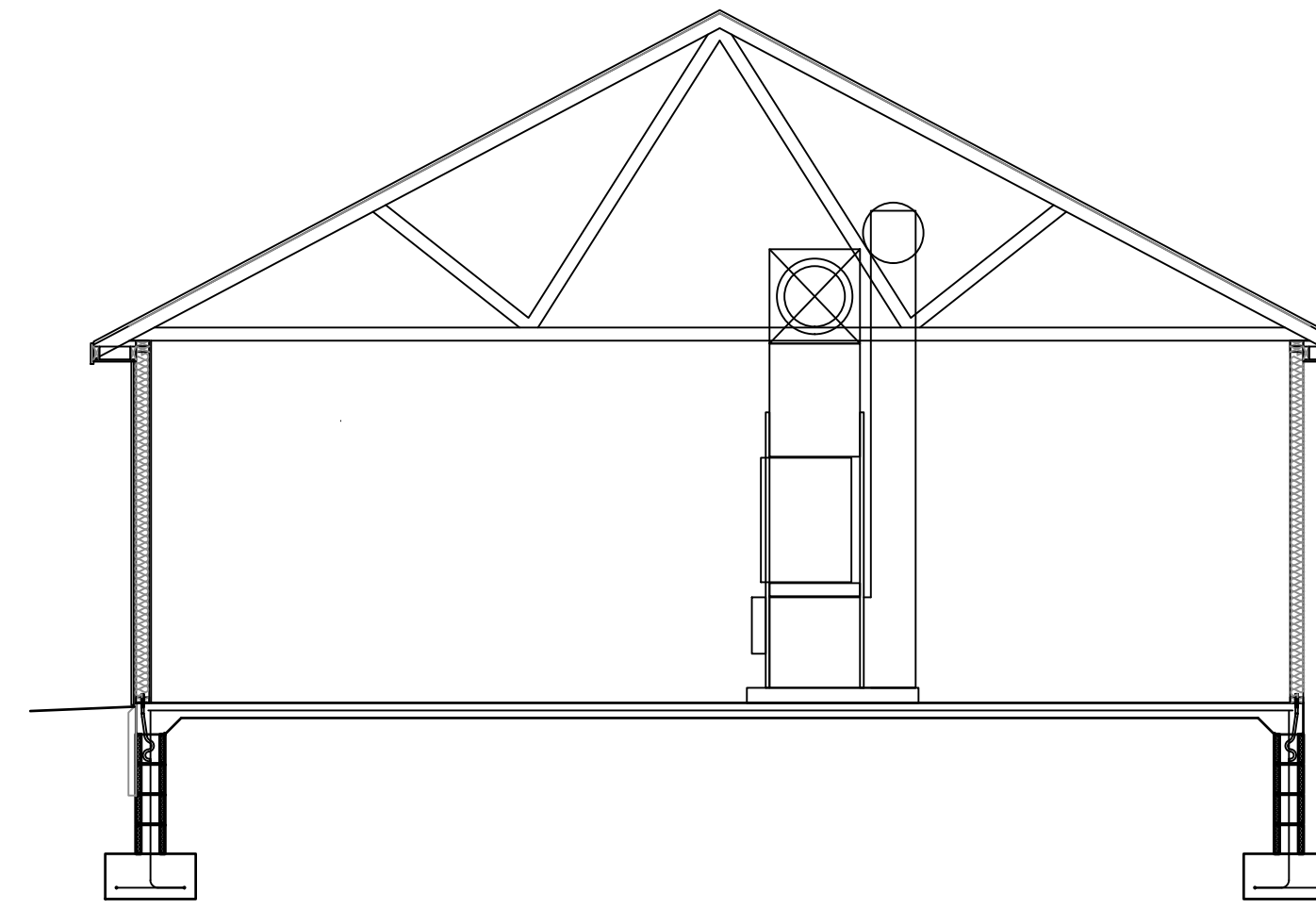
DRAWING INFORMATION
JOB NUMBER
RELEASE DATE
11/7/24
REVISIONS

DESCRIPTION  
 EXTERIOR  
 ELEVATIONS

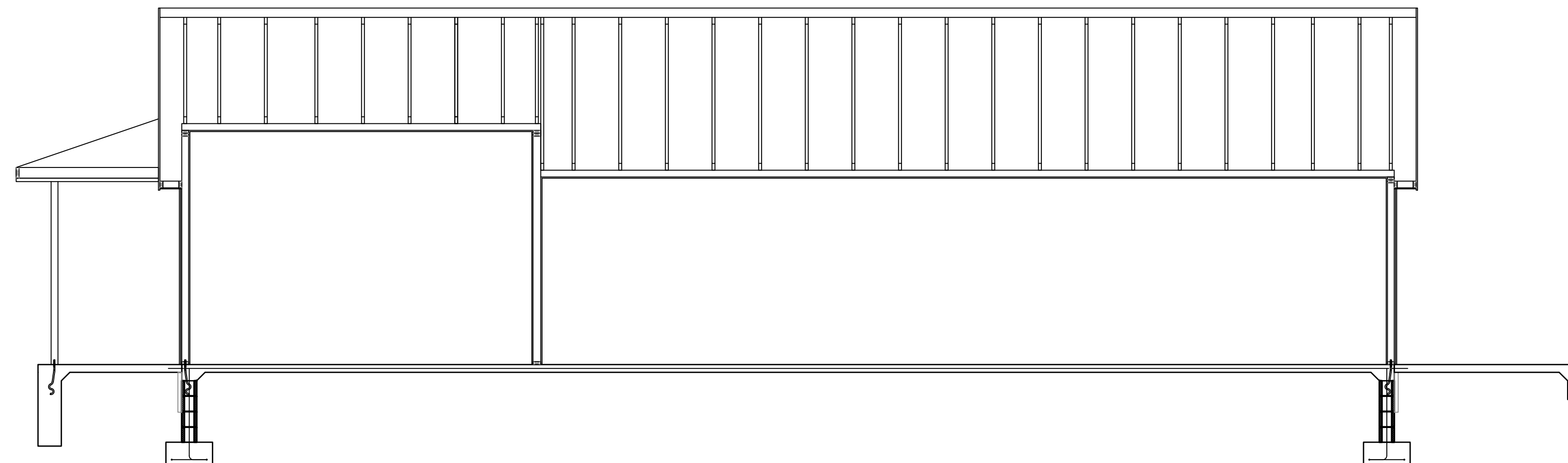
SHEET NUMBER  
**A2-1**



1 BUILDING SECTION  
A4-1 1/4" = 1'-0"



2 BUILDING SECTION  
A4-1 1/4" = 1'-0"



3 BUILDING SECTION  
A4-1 1/4" = 1'-0"