

**Request for Proposals**  
**Single-Family House Construction**

The City of Greenville is requesting proposals from qualified, professional, General Contractors for profit and nonprofit developers experienced in the construction, marketing and selling of new homes for the development of vacant lots in the Lincoln Park neighborhood. The neighborhood is a redevelopment project sponsored by the City of Greenville and it consists of sixteen (16) single-family lots. The neighborhood is located on Fleming Street, Bancroft Avenue, Hudson Street and Vanderbilt Lane. Available lots are identified as follows:

Bancroft Avenue		Fleming Street		Hudson & Vanderbilt	
Lot No.	Size	Lot No.	Size	Lot No.	Size
N/A	----	1	12,850 SF	19	6,200 SF
N/A	----	2	8,551 SF	20	6,488 SF
3	10,271 SF	3	8,747 SF	21	6,189 SF
4	10,934 SF	4	8,947 SF	22	7,349 SF
5	10,145 SF	5	9,387 SF	23	6,268 SF
				24	6,014 SF

The scope of work is as follows:

Construction of new affordable homes for purchase or occupancy by eligible persons with a minimum of 1,200 square feet, with three (3) bedrooms and two (2) full bathrooms. The construction costs of the homes should be maintained at a cost that is affordable for the homebuyer. Contractors will be awarded lots based on the competitive costs submitted for construction for each lot. The City reserves the right to award any one builder as agreed upon up to five (5) lots. The City will subordinate a percentage of the cost for the lot to the builder. The percentages are based upon the outcome of the home (see RFP for more details). Payment for the land cost to the City will occur when the house is sold or occupied to an eligible citizen. Builders will be responsible for all costs associated with house construction. The City will assist marketing of the homes in the form of The Public Access Channel and The City of Greenville Website. Proposals submitted must identify the section and lot number that is being proposed for construction. In the event that a contractor desires five (5) or more lots at one time, he or she must show demonstrated ability to undertake, and build that number of homes in a timely manner (Note construction time, pg. 3 of RFP).

The City of Greenville has established a Minority and Women Business Enterprise Plan that encourages the use of Minority and Women Business Enterprises (MWBE) on all construction contracts. Bidders are encouraged to include MWBE firms on all aspects of construction.

Instructions and complete specifications for submitting bids will be available at the mandatory pre-bid meeting located on Bancroft Avenue on Monday, March 9, 2015 at 9:30 AM. Contractors are required to attend the pre-bid meeting in order to submit a bid.

Bid proposals should be sealed and submitted by Monday, March 16, 2015, 4:00 PM, EST. Submit bids to the Housing Division, Community Development Department, 201 West Fifth Street, third floor, Greenville, North Carolina, ATTN: Linda Mims. Bid proposals will be opened and read promptly at 9:30 AM EST on Tuesday, March 17, 2015 at the Municipal Building, 201 West Fifth Street, third floor, Greenville, North Carolina. The City of Greenville reserves the right to reject any or all bids submitted. Minority owned, female owned and Section 3 certified businesses are encouraged to participate. For further information, you may contact:

**Niki Jones, Housing Administrator**  
**City of Greenville Community Development Division**  
**(252) 329-4518**  
**201 W. 5th Street- Municipal Building, 3<sup>rd</sup> Floor**  
**Greenville, North Carolina 27835**