



# REQUEST FOR INFORMATION

## Single-Family Infill Housing Development Cost

City of Erie, Pennsylvania

Proposals being accepted by:

Redevelopment Authority of the City of Erie

Inquiries and Proposals should be directed to:

Aaron Snippert, Executive Director  
Redevelopment Authority of the City of Erie  
626 State Street, Room 107  
Erie, PA 16501  
Telephone: (814) 870-1540  
E-Mail: [asnippert@redeveloperie.org](mailto:asnippert@redeveloperie.org)

Proposals due by:  
**September 9, 2026**

## 1. PURPOSE

The Redevelopment Authority of the City of Erie is seeking current market information regarding the cost to construct a new single-family infill home on a typical vacant residential parcel in the City of Erie.

The information received will be used for project planning, funding applications, development feasibility analysis, board and funder due diligence, and preparation of future competitive procurements. This RFI is for informational purposes only and will not result in the award of a construction contract.

## 2. REPRESENTATIVE PROJECT

Respondents are asked to estimate the cost of constructing the following representative home:

- Approximately 1,250 gross square feet.
- Two-story, detached single-family home.
- Three bedrooms and two bathrooms.
- Code-compliant site-built or modular construction.
- Front porch entrance.
- Basement foundation.
- Standard, durable workforce/homeownership finishes.
- All-electric or gas/electric mechanical systems, clearly identified by the respondent.
- Typical approximately 35-foot-wide urban residential lot
- Baseline design capable of by-right zoning compliance.
- Connections to available public water, sanitary sewer, electric, gas, and communications services, as applicable.

## 3. REQUIRED COST BREAKDOWN

Each response must provide an itemized estimate using the following categories. Respondents may add subcategories where helpful, but should not combine house construction and site-development costs into a single unsupported allowance.

| COST CATEGORY               | REQUIRED INFORMATION                                                                                                                                    |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Home construction           | Labor, materials, foundation, framing or modular unit, mechanical systems, interior and exterior finishes, porch, and contractor costs.                 |
| Site preparation            | Clearing, excavation, grading, drainage, erosion and sediment controls, and site restoration.                                                           |
| Utilities                   | Water, sanitary sewer, stormwater, gas, electric, and communications work from the public connection to the house, including connection charges.        |
| Exterior improvements       | Public sidewalk or repair, private walks, driveway or parking pad, curb work, steps, railings, accessibility features, landscaping, and finish grading. |
| Governmental costs          | Building permits, plan review, utility tap or capacity fees, and required inspections.                                                                  |
| Professional and soft costs | Surveying, architecture, engineering, geotechnical services, testing, and other assumed professional costs.                                             |
| Contractor costs            | General conditions, overhead and profit, insurance, and bonding assumptions.                                                                            |
| Allowances                  | Items that cannot be firmly priced without final plans or site-specific information.                                                                    |
| Contingency                 | Amount and percentage included, with an explanation of the basis.                                                                                       |
| Escalation                  | Pricing date, anticipated construction period, escalation included, and period for which the estimate is valid.                                         |
| Total                       | Home hard cost, site-work cost, soft cost, contingency, total probable development cost, and total cost per gross square foot.                          |

Land acquisition, financing expenses, developer fees, and any other excluded items must be separately identified and may not be embedded in the construction estimate.

#### 4. SITE-WORK SCENARIOS

To help distinguish typical site costs from worst-case allowances, respondents should provide separate site-work estimates for the following three scenarios:

- **Scenario A - Typical Lot.** Cleared and generally level lot, ordinary soils assumed, and utilities available near the property line.
- **Scenario B - Moderate Conditions.** Minor demolition debris or unsuitable material, moderate grading or drainage, and reasonable utility extensions.
- **Scenario C - Challenging Conditions.** Unsuitable soils, significant grading or drainage improvements, longer utility connections, or other conditions materially affecting cost.

Each scenario should state the assumed utility distances, foundation conditions, amount of grading, pavement or sidewalk work, and other variables used in the estimate.

#### 5. RESPONDENT ASSUMPTIONS

Each respondent must clearly identify:

- Construction method and anticipated delivery approach.
- Foundation type and assumptions.
- Principal materials and finish level.
- Items included and excluded.
- Utility availability, connection points, and assumed service distances.
- Site and soil conditions assumed.
- Estimated construction duration and anticipated start date.
- Pricing date and estimate validity period.
- Additional information needed to convert the estimate into a binding bid.
- Known risks or variables that could materially affect the cost.

#### 6. COST-REDUCTION RECOMMENDATIONS

Respondents are encouraged to identify up to five practical changes that could reduce total development cost without substantially reducing the home's size, durability, energy performance, neighborhood compatibility, or marketability. Recommendations may address the foundation, roof form, porch, utility configuration, materials, construction method, procurement, or site-development approach.

#### 7. RESPONSE FORMAT

Responses should be concise but complete and should include:

- Respondent name, address, primary contact, telephone number, and email address.
- Brief description of relevant residential construction or cost-estimating experience within the Erie community.
- Completed cost breakdown for the representative project.
- Separate site-work estimates for Scenarios A, B, and C.
- All assumptions, exclusions, allowances, contingencies, and escalation factors.
- Cost-reduction recommendations, if offered.
- Proposed floor plan and site plan to accompany all proposals.
- Signature of an authorized representative certifying that the information is provided in good faith based on current market conditions.

#### 8. PARTICIPATION PAYMENT

- ☐ **PROPOSED PARTICIPATION PAYMENT**
  - RACE/ELB intends to provide a \$750 participation payment to each of the first five qualified respondents who submit a complete and responsive cost estimate meeting all RFI requirements. Payment is compensation for preparation of market-cost information and does not create any preference or advantage in a future procurement.

A submission must be accepted by RACE as complete and responsive before a participation payment is authorized. The maximum number of payments and total authorized expenditure will be stated in the final RFI. This provision

should be reviewed by the solicitor and confirmed against applicable agency procurement and payment procedures before issuance.

## **9. Review of Responses**

Responses will not be competitively scored for contract award. RACE/ELB staff will review the information for:

- Completeness and internal consistency.
- Reasonableness and clarity of assumptions.
- Applicability to current Erie-area market conditions.
- Clear separation of home construction and site-development costs.
- Ability to compare the response with other estimates and existing modular or site-built pricing.

## **10. Limitations and Reservations**

- This RFI is not a bid solicitation, request for proposals, or offer to enter into a contract.
- No construction or professional-services contract will be awarded through this RFI.
- Participation does not guarantee future work or inclusion in a later solicitation.
- Respondents will not receive an evaluation preference or competitive advantage in a future procurement.
- RACE may use, analyze, summarize, or disclose the submitted cost information for public planning, funding, board, or procurement purposes, subject to applicable law.
- RACE may contact respondents for clarification but is not required to do so.
- RACE may modify, suspend, or cancel this RFI at any time.
- Any future construction or professional-services contract will be procured separately in accordance with applicable requirements.

## **11. SUBMISSION INSTRUCTIONS**

Responses must be received no later than September 9, 2026 @ 2:00 PM and submitted electronically to:

**Aaron Snippert, Executive Director**  
Redevelopment Authority of the City of Erie  
626 State Street, Room 107  
Erie, Pennsylvania 16501  
asnippert@redeveloperie.org  
814-870-1540

The email subject line should read: RFI Response - Single-Family Infill Housing Development Cost.

# RFI SUBMISSION CHECKLIST

## Single-Family Infill Housing Development Cost

RESPONDENT: \_\_\_\_\_

DATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_

EMAIL: \_\_\_\_\_

**Instructions:** Check each item included in the response. A complete, responsive submission is required for participation-payment eligibility.

| ✓                        | #  | REQUIRED ITEM                         | MINIMUM CONTENT                                                                        |
|--------------------------|----|---------------------------------------|----------------------------------------------------------------------------------------|
| <input type="checkbox"/> | 1  | <b>Respondent information</b>         | Name, address, contact, telephone, and email.                                          |
| <input type="checkbox"/> | 2  | <b>Relevant experience</b>            | Residential construction, modular, or estimating experience within the Erie community. |
| <input type="checkbox"/> | 3  | <b>Construction approach</b>          | Method, delivery approach, and foundation type.                                        |
| <input type="checkbox"/> | 4  | <b>Home construction estimate</b>     | Itemized building, foundation, systems, finishes, porch, O&P.                          |
| <input type="checkbox"/> | 5  | <b>Site work - Scenario A</b>         | Typical cleared and level lot; utilities near property.                                |
| <input type="checkbox"/> | 6  | <b>Site work - Scenario B</b>         | Moderate grading, debris, drainage, and utility extensions.                            |
| <input type="checkbox"/> | 7  | <b>Site work - Scenario C</b>         | Challenging soils, grading, drainage, or utility distances.                            |
| <input type="checkbox"/> | 8  | <b>Utilities and connections</b>      | Service assumptions, distances, work, and fees.                                        |
| <input type="checkbox"/> | 9  | <b>Exterior improvements</b>          | Walks, parking, curbs, steps, rails, grading, landscaping.                             |
| <input type="checkbox"/> | 10 | <b>Professional and soft costs</b>    | Survey, design, engineering, testing, permits, review fees.                            |
| <input type="checkbox"/> | 11 | <b>Contingency and escalation</b>     | Amount, percentage, pricing date, escalation, validity.                                |
| <input type="checkbox"/> | 12 | <b>Total development cost</b>         | Hard, site, soft, contingency, total, and cost per SF.                                 |
| <input type="checkbox"/> | 13 | <b>Assumptions and exclusions</b>     | Finishes, site conditions, allowances, exclusions, risks.                              |
| <input type="checkbox"/> | 14 | <b>Cost-reduction recommendations</b> | Up to five practical recommendations, if offered.                                      |
| <input type="checkbox"/> | 15 | <b>Site Map</b>                       | Site map showing structure, sidewalk, driveway placement with by-right zoning          |
| <input type="checkbox"/> | 16 | <b>Authorized certification</b>       | Signed and dated good-faith market-cost certification.                                 |

### RACE COMPLETENESS REVIEW

☐ Complete and responsive

☐ Incomplete - clarification requested

REVIEWER: \_\_\_\_\_

☐ Eligible for payment

☐ Not eligible for payment

REVIEW DATE: \_\_\_\_\_

Clarification or deficiency notes: \_\_\_\_\_

\_\_\_\_\_