



**CITY OF GARY**  
**EDDIE D. MELTON**  
 MAYOR

DEPARTMENT OF  
**REDEVELOPMENT**

February 27, 2026

This Request for Proposals (RFP) is issued by the City of Gary Community Development Department. We are seeking a visionary developer to construct high-performance, single-family homes that align with the modular, sustainable, and attainable housing designed for modern urban living.

### Project Overview

The City of Gary is utilizing American Rescue Plan Act (ARPA) funds to catalyze residential growth. The goal is to build new, for-sale single-family homes on the following City-owned parcels, depending on the final project budget of \$1,000,000. Upon completion, the Community Development Department will manage the sale of these homes to residents.

### Target Properties

The properties are located on Jefferson Street and include the following:

Parcel Number	Address	Description
45-08-09-438-012.000-004	1800 Jefferson St, Gary, IN 46407	Consists of 2 lots that may be separated
45-08-09-438-017.000-004	1828-30 Jefferson St, Gary, IN 46402	Single Parcel
45-08-09-438-018.000-004	1832-34 Jefferson St, Gary, IN 46407	Single Parcel

### Design & Construction Requirements

Proposals should emphasize:

- **Modular/Off-site Construction:** Utilizing industrialized construction techniques to ensure speed, precision, and reduced waste.
- **High Performance:** Incorporating energy-efficient systems, "smart" home technology, and all-electric utilities.

- Sustainability: Using durable, healthy materials that provide long-term value for middle-income homebuyers.
- Aesthetic Integration: Modern designs that complement the surrounding Gary neighborhoods while providing a fresh architectural perspective.

## Project Timeline

The City is committed to an aggressive schedule to ensure these homes are available within the current year.

- Proposals Due: March 18, 2026
- Awards Announced: March 25, 2026
- Construction Completion: October 1, 2026

Note: The City is concurrently seeking environmental and survey consultants to streamline the development process.

## RFP Deliverables and Selection & Evaluation Criteria

The City of Gary will evaluate proposals based on a scoring system designed to identify the developer best equipped to deliver high-quality, high-performance modular homes within the required 2026 calendar year timeline.

Submit the following information so proposals will be reviewed and ranked according to the following criteria:

### 1. Project Schedule and Feasibility (30 Points)

- Timeline Compliance: The developer must demonstrate a clear path to completing all construction by the October 1, 2026 deadline.
- Modular Integration: Specific details on the use of off-site or modular construction methods to accelerate the building process while maintaining quality.
- Risk Management: Identification of potential delays (e.g., supply chain, permitting) and robust mitigation strategies to ensure the deadline is met.

### 2. Design Excellence & Alignment (25 Points)

- Design Alignment: The extent to which the design mirrors high-performance standards, including energy efficiency, all-electric utilities, and smart-home integration.
- Architectural Quality: Aesthetic compatibility with the Jefferson Street neighborhood and the use of durable, sustainable materials.
- Functionality: Efficient use of space for single-family living on the identified parcels.

### 3. Experience and Qualifications (20 Points)

- Relevant Portfolio: Proven experience in constructing modular or high-performance single-family homes.

- Public Projects: History of successfully managing projects funded by federal or state grants, such as ARPA.
  - Local Knowledge: Familiarity with Gary’s building codes, site conditions, and community needs.
4. Budget and Cost-Effectiveness (15 Points)
- Financial Strategy: A detailed budget showing how the developer will maximize the \$1,000,000 total project budget to complete two or three homes.
  - Value for Investment: Demonstrated ability to provide high-quality finishes and "smart" features while remaining cost-effective for future for-sale homebuyers.
5. Community Impact & Values (10 Points)
- Alignment with SERVE Values: Demonstration of how the developer’s approach embodies the City's core values of Integrity, Excellence, and Vision.
  - Economic Participation: Proposals that include local hiring or the use of Gary-based subcontractors will be viewed favorably.

### Submission Summary

Submission Deadline	March 18, 2026, 8am	10 HARD COPIES
Award Date	March 25, 2026	
Project Contact	LaTrea Reed, Director (lreed@gary.gov)	
Funding Source	American Rescue Plan Act (ARPA)	

### Submission & Contact Information

Please submit all proposals to:  
 Genesis Burris  
 Board of Works  
 City Hall, 401 Broadway, 1st Floor, Gary, IN 46402

**RFP Contact persons:**

LaTrea Reed, Director  
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