

REQUEST FOR PROPOSALS
Development Partner/Consultant
1700 Blocks of E. Biddle Street E. Preston Street & Ellsworth Street
Infill New Construction



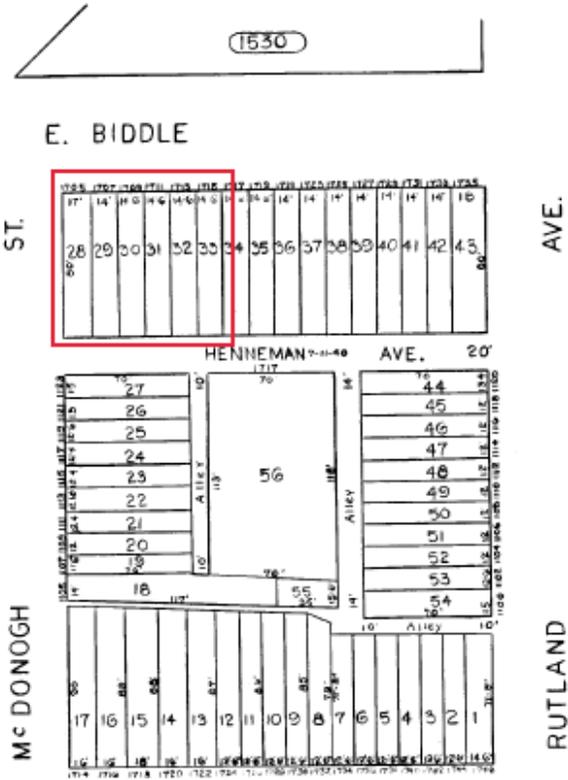
REQUEST FOR PROPOSALS – Development Partner/Consultant –New Construction

ReBUILD Metro, Inc. (ReBUILD) seeks a qualified partner or consultant for the redevelopment of one or more infill housing development sites for newly constructed townhomes in East Baltimore (the “Development Opportunity”). The aim is to create a financially feasible and replicable model for new home construction on infill vacant lots on blocks that have been fully renovated by ReBUILD Metro. The selected partner or consultant will work with ReBUILD throughout planning, design, entitlement, financing, construction, and sale of new homes. The terms of the partnership or consultancy will be negotiated and be based on each party’s role, committed resources, and assumed obligations.

The Development Opportunity includes multiple prospective infill sites over which ReBUILD has site control and intends to build new, for-sale townhomes. The infill sites span three blocks in the Broadway East/Eager Park neighborhoods, specifically: (1) Biddle Street: six contiguous vacant lots located on the 1700 block of E. Biddle Street; (2) Preston Street: eleven vacant lots in three groups spanning 1728-38, 1724-26, and 1702-06 E. Preston Street; and (3) Ellsworth Street: sixteen contiguous vacant lots spanning 1701-1731 E Ellsworth Street. See tax maps, photos, and other details provided below. If the redevelopment of one or more of these sites proves successful, ReBUILD is aiming to scale the model to other similar locations. Additional information on the site’s locations and their community context is provided, below.

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SITE MAPS



1700 E. Biddle Site



1700 E. Preston & Ellsworth Sites:

Biddle lots in red

Preston lots in blue

Ellsworth lots in green

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The individual lots that comprise the Development Opportunity are City parcels that contained rowhouses that were demolished over the past several decades. These lots have varying widths and depths and are all zoned R-8, single-family attached. ReBUILD expects that new townhouses can be built as of right on the existing lots; however, it will also consider consolidating and re-subdividing the lots to create more uniformity of completed houses. Depending on the approach taken, ReBUILD anticipates that one or more City land use and design approvals will be required, including SPRC, UDAAP and Stormwater Management. It is expected that the design must conform to the standards of the Baltimore City Design Manual.

Because of the probability that State funds will be used, ReBUILD also anticipates the need to secure approval of the Maryland Historic Trust. ReBUILD presumes that the project will adhere to State and City Minority and Women’s Business Enterprise Goals is.

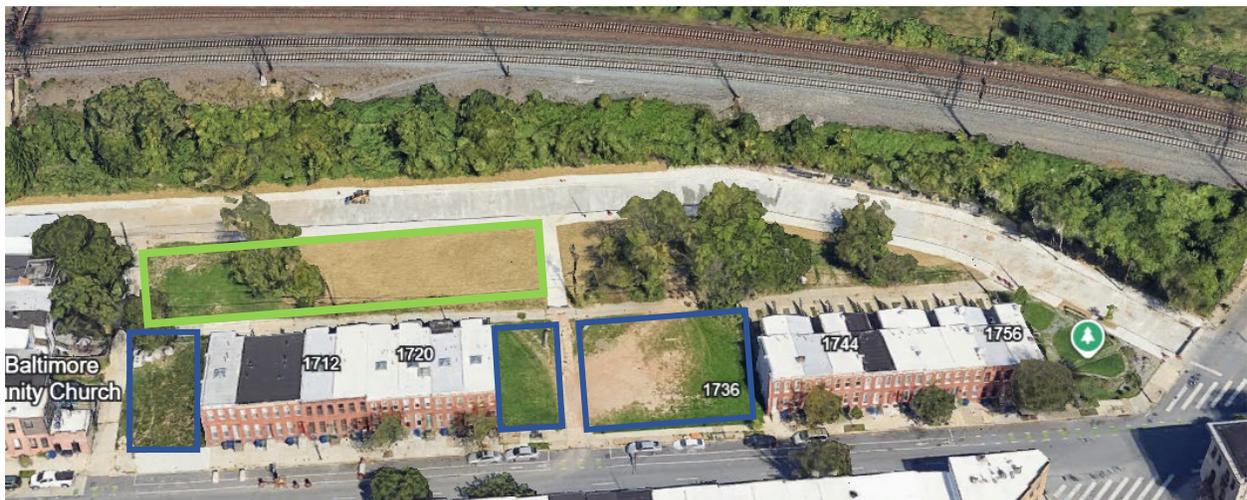
BIDDLE STREET PHOTOS



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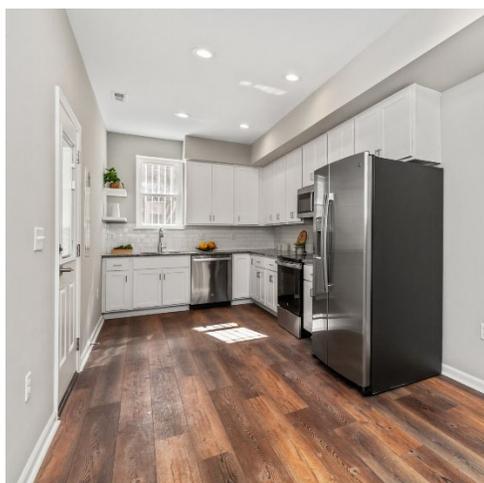


PRESTON & ELLSWORTH AERIAL PHOTOS



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COMPLETED REBUILD Metro RENOVATIONS





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NEIGHBORHOOD CONTEXT

The Broadway East and Eager Park neighborhoods are located east of the Oliver and Johnston Square neighborhoods, west of the Amtrak Northeast Corridor overpass, and immediately north of Johns Hopkins Medical Campus. It also comprises the northern portion of the East Baltimore Development Initiative (EBDI) footprint. Like much of East Baltimore, the neighborhood has experienced decades of population decline and was largely neglected for many years. As of 2019, its approximately 1,020 properties included 675 buildings and 345 lots.

Since 2004, the private and public sectors have invested more than \$1.1 billion in the revitalization of the EBDI footprint, which overlaps with our reinvestment area and extends to the site of Johns Hopkins Hospital and its 20,000 jobs. Once all development is completed in EBDI, the site will include up to 1.6 million square feet of commercial lab and office space, 1,700 affordable and market-rate housing units, 150,000 square feet of retail space, and a recently completed hotel and conference space. From 2010-2020, ReBUILD's redevelopment in this targeted reinvestment area resulted in a 90% decrease in vacancy, a 100% rise in population, a 200% rise in number of homeowners, a 165% rise in median income, and a 50% reduction in homicides, all without the displacement of legacy residents.

Between 2017 and 2027, more than 100 new townhomes will have been completed within a few block radius of the Development Opportunity, including (1) Residences at Eager Park, a 64-unit townhome development that, was completed in 2024 and (2) Eager Landing, a new 54-unit garage townhome development that is actively under construction on a 6-acre parcel one block east of the Development Opportunity.

NEIGHBORHOOD AMENITIES:

Eager Park. Completed in 2017, the 5.5-acre Eager Park is the centerpiece of the neighborhood. A place where residents, workers, and visitors can socialize and relax, the park offers a splash fountain, walking trail, community garden, playground, exercise equipment, landscaped gardens, amphitheater and green space for festivals, special events, and farmer's markets.



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Johns Hopkins Medical Campus and Science + Technology Park at Johns Hopkins. The site is within walking distance of the Johns Hopkins Medical Campus and the Science + Technology Park, which is the commercial hub of the Eager Park neighborhood. Johns Hopkins has offered Live Near Your Work downpayment assistance grants for employees who purchase homes within the neighborhood.

Charm City Circulator. Eager Park is served by the free Charm City Circulator Green Route which runs from City Hall in downtown Baltimore to Johns Hopkins Medical Campus and its surrounding neighborhood. The Green Line connects to three other Baltimore City bus routes which access downtown, West Baltimore, Locust Point, and Penn Station.

Elmer A. Hopkins: A Johns Hopkins Partnership School (Henderson-Hopkins). The mission of Henderson-Hopkins is to unleash students' joy and passion while preparing them for academic success and fulfillment in a rapidly changing world. The \$55 million state-of-the-art-building houses the Weinberg Early Childhood Center and a pre-kindergarten through eighth grade elementary/middle school. The school is operated by the Johns Hopkins School of Education in partnership with Baltimore City Public Schools.

Clean, Green and Safe Services. Eager Park is part of a clean, green, and safe district initiative that is funded, in part, from an assessment on commercial and institutional properties. Resident, workers, and visitors benefit from safety patrols, supplemental cleaning, and maintenance of open and green spaces, such as Eager Park. John Hopkins staffs six security kiosks in the Eager Park open space.

REBUILD SITE CONTROL

ReBUILD has an existing Development Agreement ("the Agreement") with East Baltimore Development, Inc. ("EBDI") for the development of these lots included in this RFP. Per the Agreement, ReBUILD can acquire these lots under EBDI's Land Disposition and Development Agreement with the City of Baltimore ("the LDDA") for a nominal amount.



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AVAILABLE SUBSIDY AND FINANCING

ReBUILD was awarded a \$500,000 Maryland SEED (“SEED”) grant for this Development Opportunity. The funding is contingent on State budgetary approval. Additionally, ReBUILD is eligible to pursue capital support from the State of Maryland’s Baltimore Vacancy Reduction Initiative (BVRI). It is anticipated that a new round of BVRI funds will be available in FY 2027 to provide up to \$150,000/unit for infill sites with a preference for modular or panelized construction. ReBUILD has access to working capital for design and other predevelopment costs. Additional capital sources will need to be identified and secured.

Request for Proposals

OBJECTIVES

In redeveloping these infill sites, ReBUILD is seeking to meet the following objectives.

New Home Ownership Opportunities. Building off our successful elimination of vacant houses on these targeted and surrounding blocks, ReBUILD aims to add new, mixed-income, homeownership opportunities in the area without displacing existing residents. Constructing new homes on vacant lots adds needed density to the area, improves housing market conditions, and further stabilizes the East Baltimore.

Quality Product. ReBUILD seeks to develop high quality owner-occupied, fee-simple homes that serve families who can take advantage of nearby East Baltimore workplace locations, public transportation and the educational and early childcare services at the Henderson Hopkins School and/or the Weinberg Early Childhood Center.

Income Targeting. The redevelopment goal is to create market-rate for-sale housing targeting moderate income households.

Economic Inclusion. The development may need to comply with the EBDI Project Area Economic Opportunity Plan and Procurement Policy for Commercial and Large Residential Projects (“Economic Inclusion Policy”) that requires minority equity participation and inclusion of minority Business Enterprise, Women Business Enterprise, or Local Business Enterprise for contracting and local hiring.

Create a Scalable Infill Development Model. With more than 1,000 City owned vacant lots in ReBUILD’s development footprint, ReBUILD is looking to produce a replicable model for new infill housing that will attract new homeowners, improve the City’s tax base, and augment the community’s revitalization.



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SCOPE OF WORK

ReBUILD and the selected development partner or consultant will work together on the various development activities, while allocating lead responsibility for each. This includes:

1. Conducting feasibility analysis and prioritization of the development parcels.
2. Design team selection, including architect, civil engineer, MEP, Sustainability consultant, and Geotech.
3. Developing schematic plans for City and MHT approvals.
4. Finalizing acquisition, consolidations, and re-subdivision, if any.
5. Presenting plans to community groups and their members.
6. Undertaking site due diligence, including environmental and geotechnical conditions.
7. Obtaining construction pricing.
8. Finalizing development budgets.
9. Securing commitments for construction financing.
10. Securing all required permits and approvals.
11. Negotiating construction contracts.
12. Overseeing completion of construction.
13. Engaging real estate professionals to market and sell homes.
14. Overseeing review and response to warranty claims and obligations.

PROPOSAL GUIDELINES

Interested respondents must submit the following information in their proposal:

- A. *Firm Background and Organizational Structure* - Describe your firm's qualifications. Please limit responses to no more than 10 pages and include:
 1. Bios or resumes for key team members.
 2. Organizational Information, Type of Organization (for-profit or non-profit), and whether firm is a minority-owned or woman-owned business.
 3. List of any pending litigation or inclusion on any watchlists from the past three years that might negatively affect your firm's ability to perform.
 4. For firms intending to assume guarantees, the most recent consolidated financial statements, including statements of financial position, activities, changes in net assets, and cash flows and any explanatory notes.
- B. *Conceptual Approach and Schedule*: Include a description of your firm's conceptual development and financing approach. This should include the following:
 1. Summary. A brief summary of your development approach, including: using and/or re-subdividing existing tax lots, construction type (e.g., stick built, panelized, modular), target market, construction financing, anticipated development schedule and construction period.
 2. A conceptual budget and schedule that includes, projected sources, uses, sales price, and buyer incentives.



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3. Provision of Guarantees: Identify whether your firm will provide construction and completion guarantees, and/or warranty services.
4. Proposed Business Terms: The proposed business terms, including an articulation of division of costs and responsibilities between your firm and ReBUILD, development or consulting fee structure, and the apportionment of guarantees, warranties, profits, and/or developer fees.
5. Economic Inclusion Plan: The project may be subject to various inclusionary hiring goals such as EBDI Economic Inclusion Policy and City and State M/WBE goals. Provide evidence of past experience meeting economic inclusion goals.

C. Relevant Experience and References.

To be considered, respondents must have demonstrated experience managing and/or developing single-family new construction townhomes, preferably using either modular or panelized construction.

1. Examples of your firm’s experience with similar development projects (including any that used a similar financing and construction approach) and work in similar neighborhoods. Preferably, examples should include projects completed within the past five years.
2. Provide three references, preferably from a resident or a member of a community association, a funding source and a previous client or business partner.

Evaluation of Proposals

ReBUILD intends to select the respondent whose proposal represents the best combination of qualifications and proposed terms. Proposals will be evaluated based on the firm’s development concept, its qualifications and quality of its past developments, its proposed business terms, the firm’s financial capacity to carry out its share of the development obligations, and readiness to proceed.



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RFP and Selection Schedule

The RFP process will be conducted according to the following schedule:

February 25, 2026 – RFP opens

March 11, 2026 – Site visit at 11am

March 27, 2026 – Deadline for questions

April 3, 2026 – Responses to questions posted

April 13, 2026 (5 P.M.) – Submission deadline

April 15-21, 2026 – Development firm interviews
(times will be schedule with each group independently)

April 28 thru May 8, 2026 – Preliminary firm selection and negotiation of terms

ReBUILD Metro reserves the right to alter or extend the selection process and schedule.

Questions

Questions concerning this RFP must be made in writing and e-mailed to Arjun Hosakere at devtconst@rebuildmetro.com. Questions must be received by 5 PM on March 27, 2026. Answers to questions will be posted by April 3, 2026.

Submission

All proposals are due on Friday, April 13, 2026 by 5 P.M.

Please email proposals to devtconst@rebuildmetro.com