

*April 19, 2026*

*May 6, 2026*

**RFP # 26-002.2**

**ROOSEVELT COLLECTION AFFORDABLE HOUSING**

The City of Sugar Hill, Georgia (the "CITY") is now accepting sealed price proposals from a Developer and/or General Contractor to provide all materials ground development and housing units for a 25 lot affordable housing project (utilizing CDBG and HOME funds) located in the Central Business District of Sugar Hill, GA. Information about this opportunity is provided below. In order for your proposal to be considered, **your firm must be on the Plan Holder List**. Please email Curtis Northrup ([curtisnorthrup@cityofsugarhill.com](mailto:curtisnorthrup@cityofsugarhill.com)) to be added to the list.

Instructions for preparation and submission of a response are contained in the proposal packet. Any questions pertaining to the proposal documents shall be in writing and are to be submitted to Mr. Northrup by 4:00 PM Thursday May 14, 2026. All submittals are due at the Customer Service Window located at 5039 West Broad St, Sugar Hill, Georgia 30518, no later than 2:00 PM on Thursday, May 21, 2026.

No Proposal may be modified, withdrawn, or canceled for a period of sixty (60) days after the time designated for the receipt of proposals or until notified by the City whichever is sooner. The City reserves the right to reject any and all proposals and to waive irregularities, technicalities, and formalities. Award of the contract, if accepted, will be by Council action following review of the proposal documents within 60 days of receipt of the proposals. The successful proposer can expect monthly payments for work completed, inspected, and quantities verified; subject to retainage requirements outlined in the contract documents within 30 days of application for payment.

The successful proposer will be required to furnish a Performance Bond and a Payment Bond, each in the sum of 100% of the total amount or the proposal and provide insurance coverage as required in the Contract Documents. All work associated with this contract shall be performed and substantially completed by June 30, 2027.