



Helping people. Changing lives.
Engaging communities to end poverty, since 1965.

Request for Proposal: Residential Home Construction

Date: 09/28/2026

1. Introduction:

CAPSTJOE is seeking a qualified and experienced builder to design/construct a residential home on a designated property located at 1002 S 17th Street, St. Joseph, MO. We are requesting proposals for a turnkey construction project, encompassing all aspects from site preparation to final occupancy. Priority for this project would be given to those who are cost effective, this project is being developed with City of St. Joseph, HOME funds.

2. Project Overview:

We are requesting the design and construction of a cost-effective, energy-efficient home.

3. Scope of Work (Turnkey Services):

The selected builder will be responsible for providing all labor, materials, equipment, and services necessary for the complete construction of the residential home, including but not limited to:

- Site preparation (clearing, grading, excavation)
- Foundation construction
- Framing
- Roofing
- Exterior finishes (siding, windows, doors)
- Interior finishes (drywall, flooring, trim, painting)
- Electrical, plumbing, and HVAC systems
- Kitchen and bathroom installations (cabinets, countertops, fixtures)
- Appliance installation (if applicable)
- Landscaping (basic, e.g., topsoil, seeding)
- Driveway and walkway construction
- Permitting and inspections
- Final cleanup and occupancy preparation
- Inspections and Occupancy
- Warranty and post-construction support



Helping people. Changing lives.
Engaging communities to end poverty, since 1965.

5. Design Specifications:

We are requesting bids for two options:

Option 1: 3-Bedroom Home:

- Approximate square footage: 1,200 to 1,500
- Layout: Open concept living area, kitchen, dining area, 3 bedrooms, 2 bathrooms, laundry room)
- Garage
- Safe Room/Storm Shelter
- Materials: cost effective stock materials

Option 2: 2-Bedroom Home:

- Approximate square footage: 900 to 1,500
- Layout: Open concept living area, kitchen, dining area, 2 bedrooms, 1 bathroom, laundry room)
- Garage
- Safe room/Storm Shelter
- Materials: cost effective stock materials

6. Proposal Requirements:

Proposals should include the following information:

- Company profile and experience
- Project team and qualifications
- Detailed cost breakdown for each option (2-bedroom and 3-bedroom)
- Project timeline and schedule
- List of subcontractors
- Warranty information
- References from previous clients
- Proof of insurance and licensing
- Proposed payment schedule
- Availability of bid bond
- Any suggestions for value engineering, or cost savings.
- Clearly state what is included in the price, and what is considered extra.



Helping people. Changing lives.
Engaging communities to end poverty, since 1965.

7. Selection Criteria:

The selection of the builder will be based on the following criteria:

- Experience and qualifications
- Cost competitiveness
- Project timeline and schedule
- Quality of materials and workmanship
- References and reputation
- Communication and responsiveness

8. Submission Deadline:

Proposals must be submitted electronically to Bridgett Barton by October 30, 2026.

9. Contact Information:

For questions or clarifications, please contact:

Bridgett Barton
Phone: 816.344.5009
Email: bbarton@capstjoe.org

10. Site Visit:

A site visit can be arranged upon request. Please contact Bridgett Barton schedule a time.