

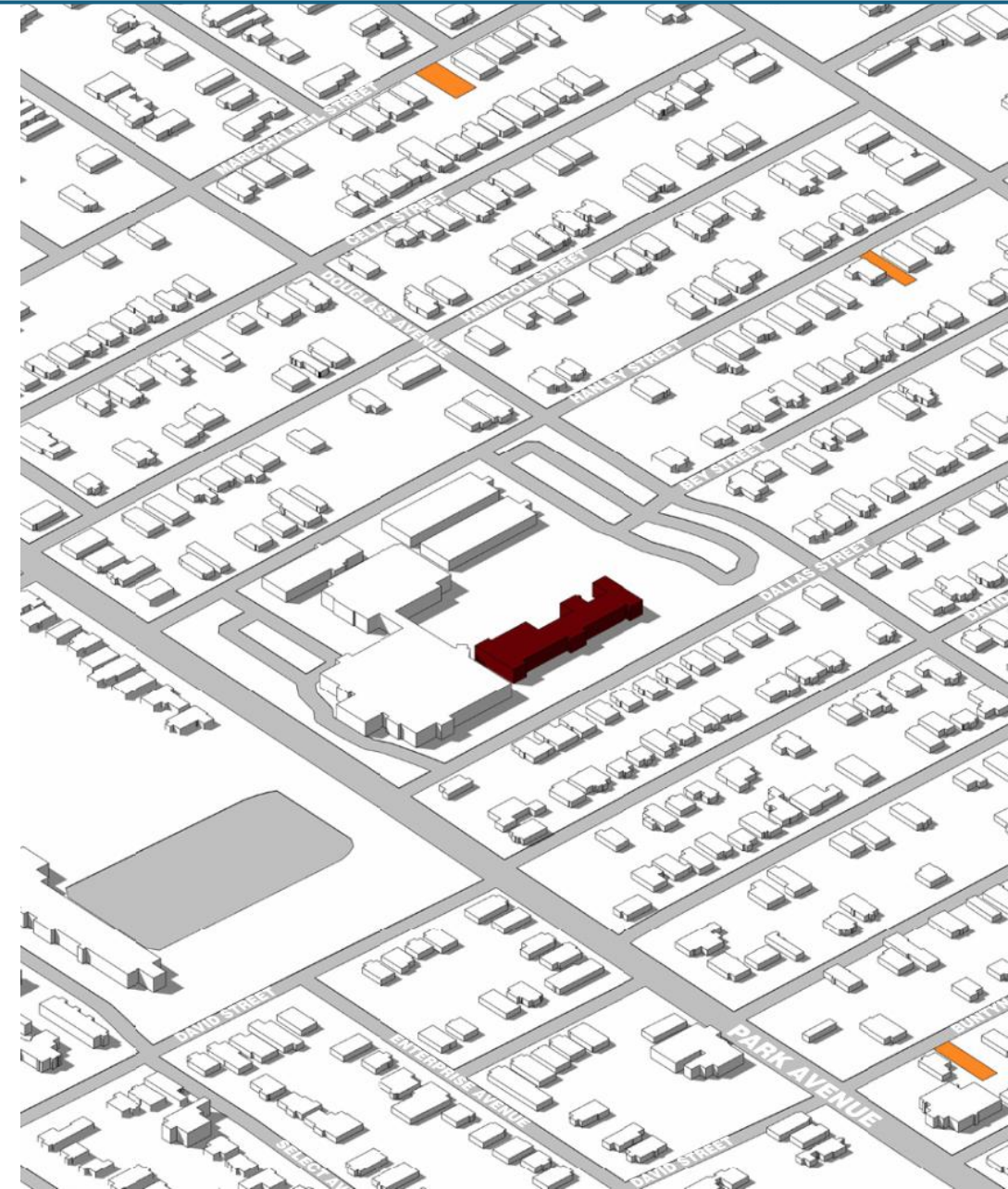


**ABODE ORANGE MOUND COMMUNITY LAND TRUST
DEMONSTRATION HOUSE CONSTRUCTION PRE-BID MEETING**



AGENDA

1. Introduction
2. ABODE Project Overview
3. Project Contacts
4. Scope of Work
5. Important Notes
6. Questions from Attendees



Introduction – Presenters

City of Memphis Division of Housing & Community Development (HCD) – Owner

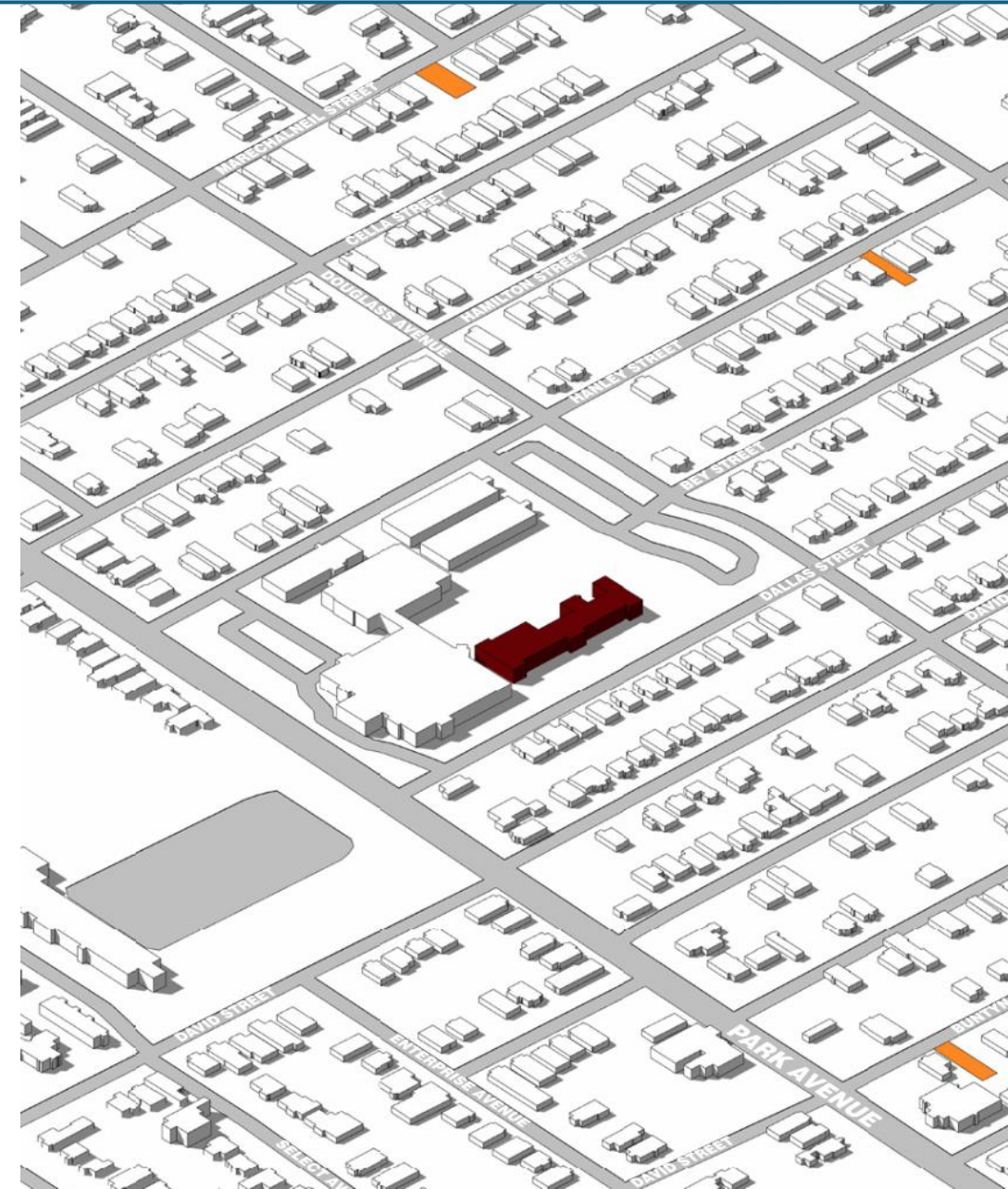
- Ashley Cash, HCD Director
- Felicia Harris, Deputy Director
- Anthony R. Self, Planning & Policy Administrator

City of Memphis Purchasing Department

- Lenita Winfrey, Lead Sourcing Coordinator
- Cedric Hamilton, Business Services Manager
- LaJuanna Jones-Sulton, Procurement Manager
- Erin Pinkney, Lead Procurement Coordinator

Self + Tucker Architects

- Jimmie Tucker, Managing Principal
- Mathieu White, Project Manager
- Dakota McMullen, Senior Project Coordinator

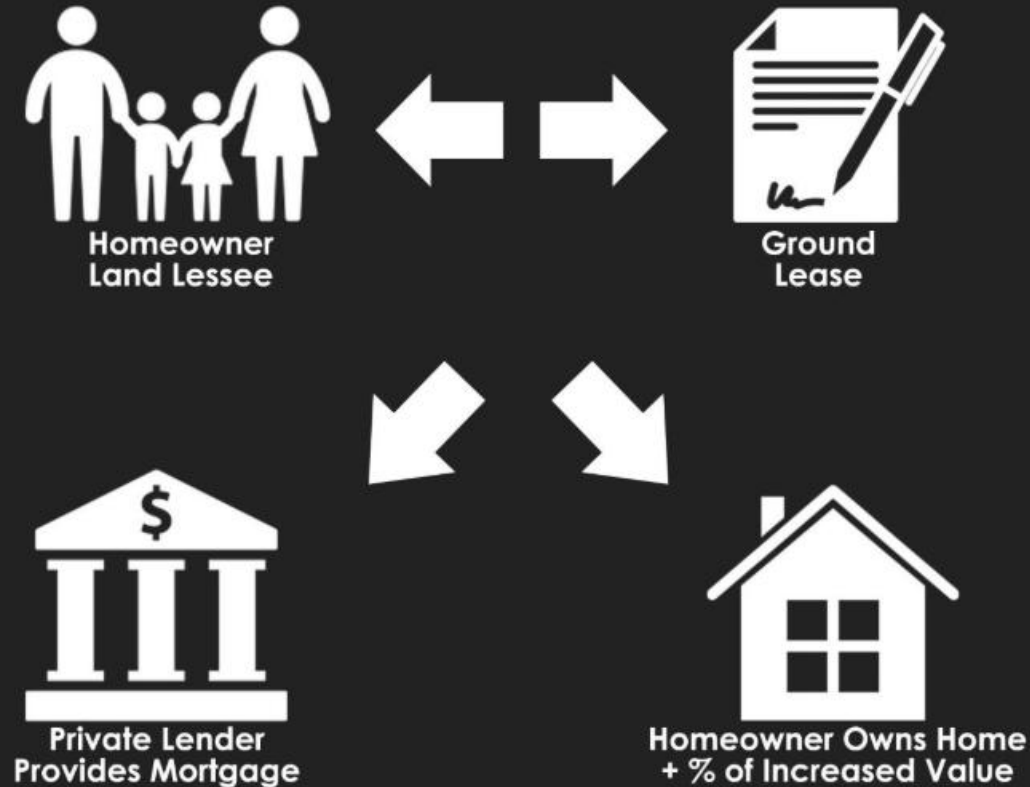


Project Overview – What is a Community Land Trust?

A Community Land Trust (CLT) is a community-based organization that acquires, owns, and stewards land permanently to ensure the long-term availability of affordable housing. CLT's Typically:

1. Acquire and hold land.
2. Create new or rehab existing housing either directly or with the help of a developer/builder.
3. Sell the home (but not the land) to low-income purchasers at a price they can afford.
4. Limit the sales price appreciation of the property to ensure that every time the home is resold, it goes to another low-income purchaser at a price that the purchaser can afford.

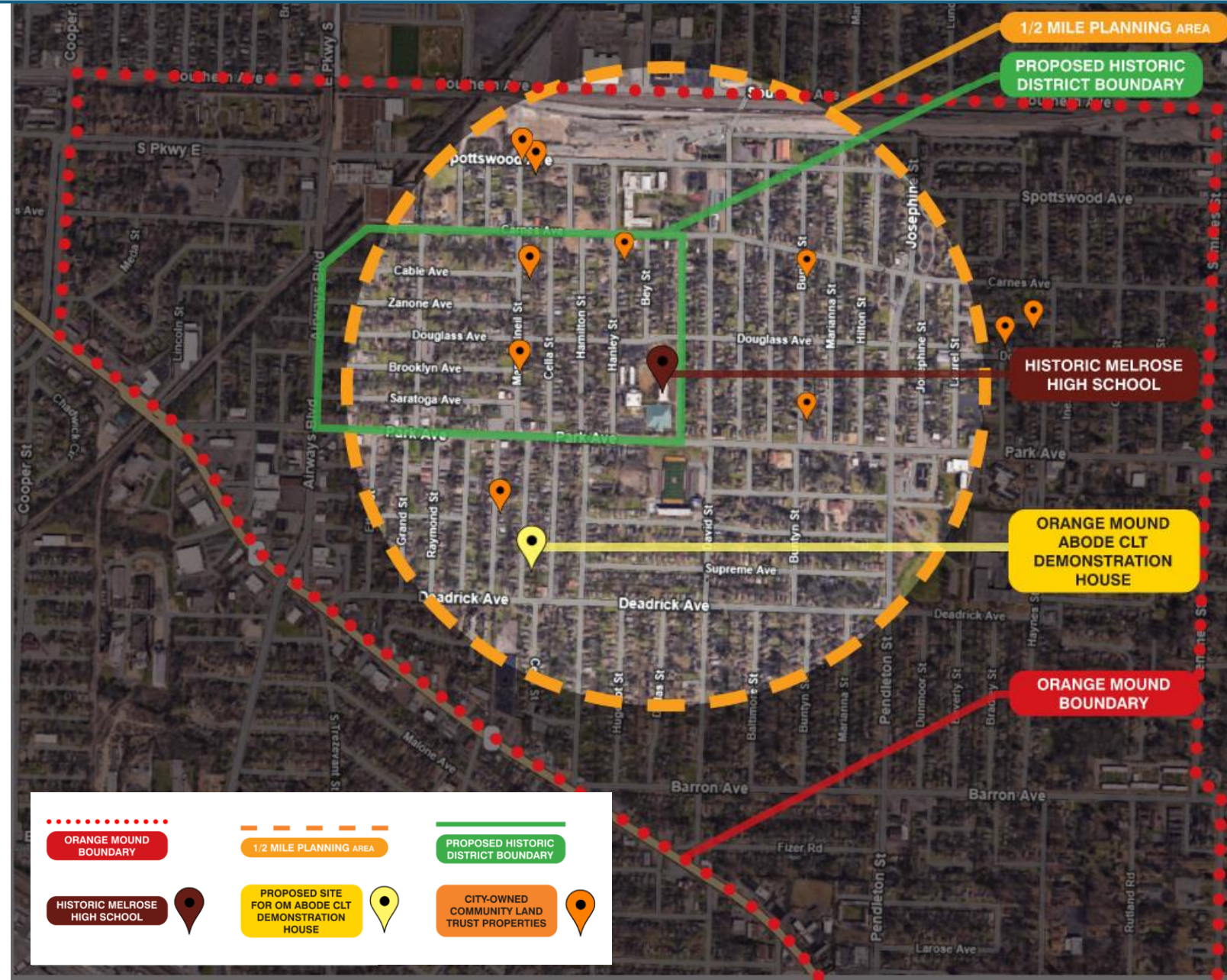
The ABODE Community Land Trust



Project Overview – The ABODE CLT

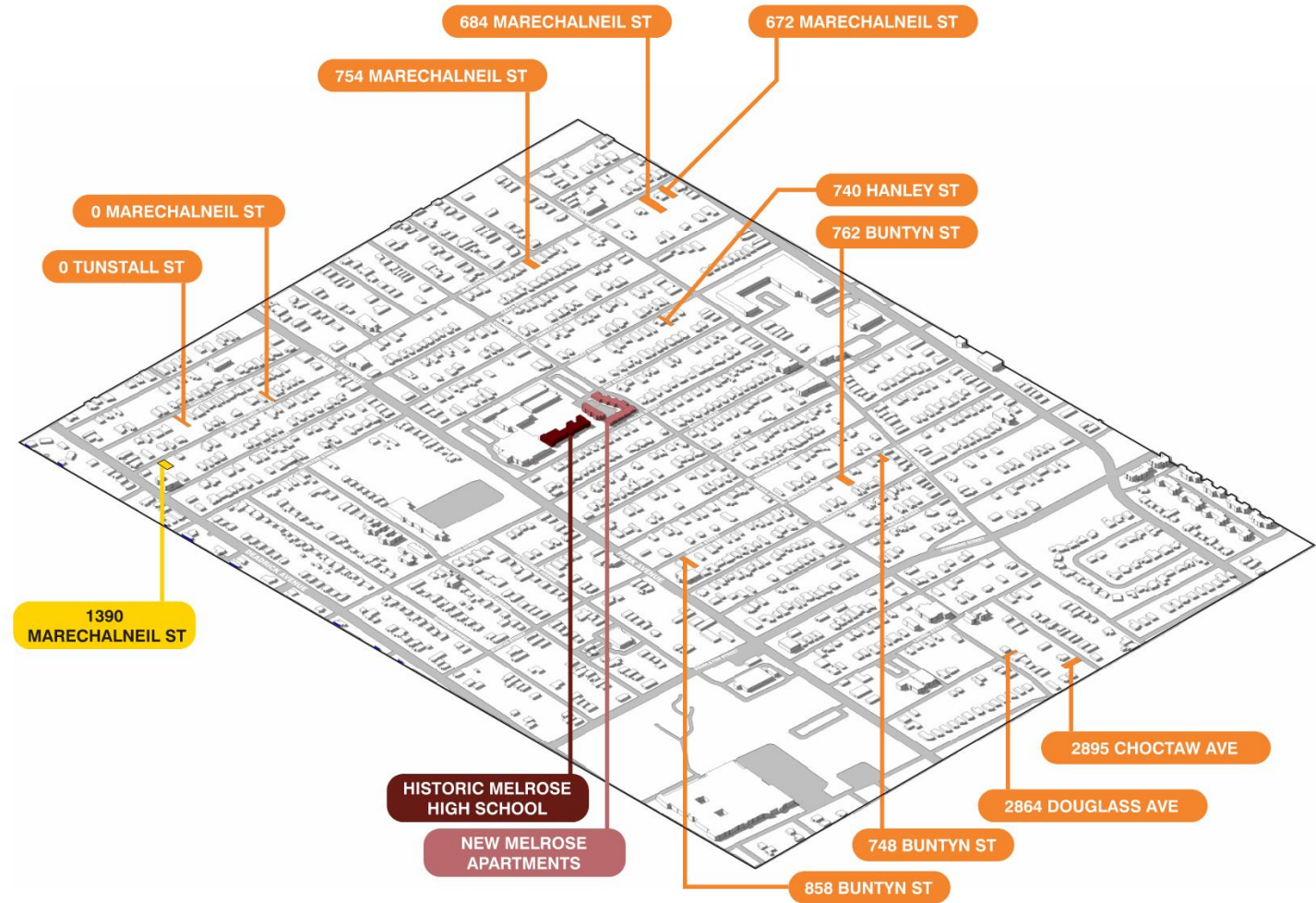
Goals of the ABODE Orange Mound Community Land Trust:

1. To promote long-term affordable homeownership in Orange Mound.
2. To prevent the negative impacts of gentrification in Orange Mound.
3. To serve as a pilot strategy that can be repeated throughout Memphis neighborhoods.



Project Overview – The ABODE CLT

- 12 Parcels have been purchased by the City of Memphis.
- All 12 parcels are now part of the ABODE CLT.
- These Sites will be offered through Requests for Proposal (RFPs) to develop new affordable homes in Orange Mound.
- Additional Parcels will be acquired and added to the CLT over time.



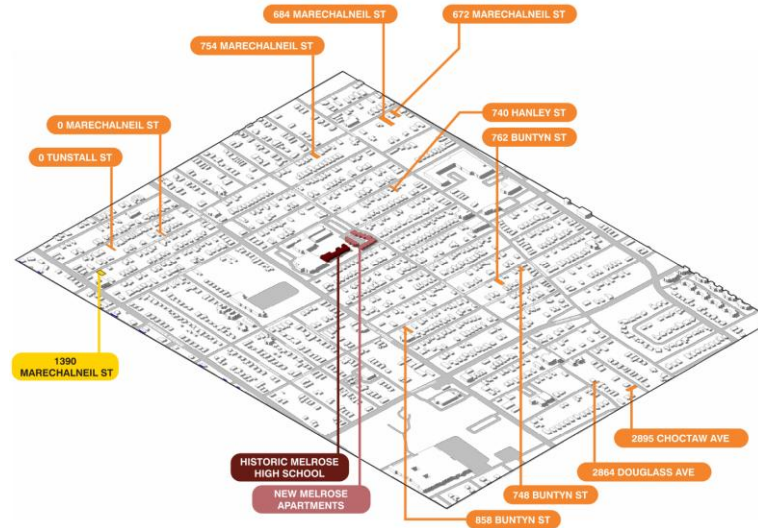
Project Overview – The ABODE CLT

ABODE CLT Implementation Strategies



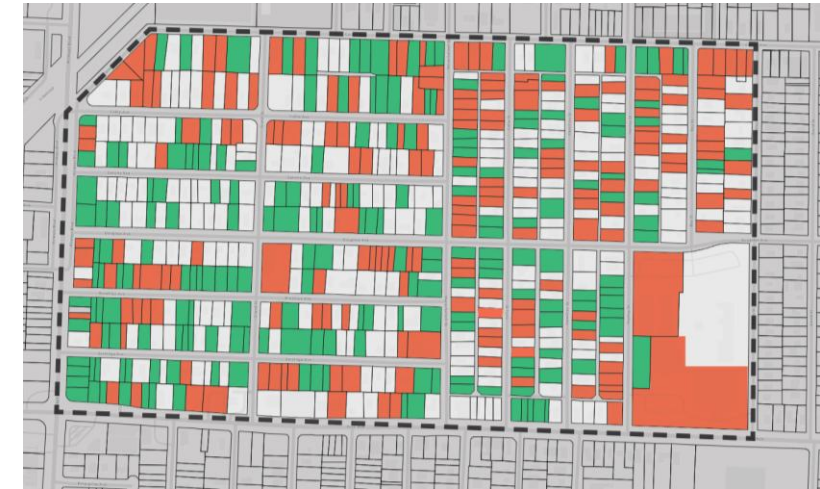
**Design and Build an ABODE CLT
Demonstration Home**

(Short-Term)



**Promote Rapid Infill Development
on Vacant CLT parcels**

(Mid-Term)



**Designate Orange Mound as a
National Historic District**

(Long-Term)

Project Overview – The ABODE CLT

To Keep up to date as additional ABODE CLT Parcels are offered for development, visit <https://www.memphisgroundbreakers.com/>

For more information on the ABODE Community Land Trust Master Plan, visit <https://memphistn.gov/abode-orange-mound-community-land-trust/> , or scan the QR Code:



Project Overview – Bidding Schedule



RFQ Published - **Tuesday, February 3, 2026**

Non-Mandatory Pre-Submittal Meeting - **Tuesday, February 10, 2026, at 12:30 pm CST**

Contractor Questions Deadline - **March 1, 2026**

Bid Opening / Due Date - **March 11, 2026 by 12:00pm CST**

Project Contacts

To Request the Contract Documents & Project Manual

Anthony R. Self, Planning & Policy Administrator

anthony.ray.self@memphistn.gov

To submit a Request For Interpretation (RFI) from the Architect

Mathieu White, Project Manager

matt.white@selftucker.com

The Construction Drawings are available at www.STAplanroom.com or at the QR Code below:



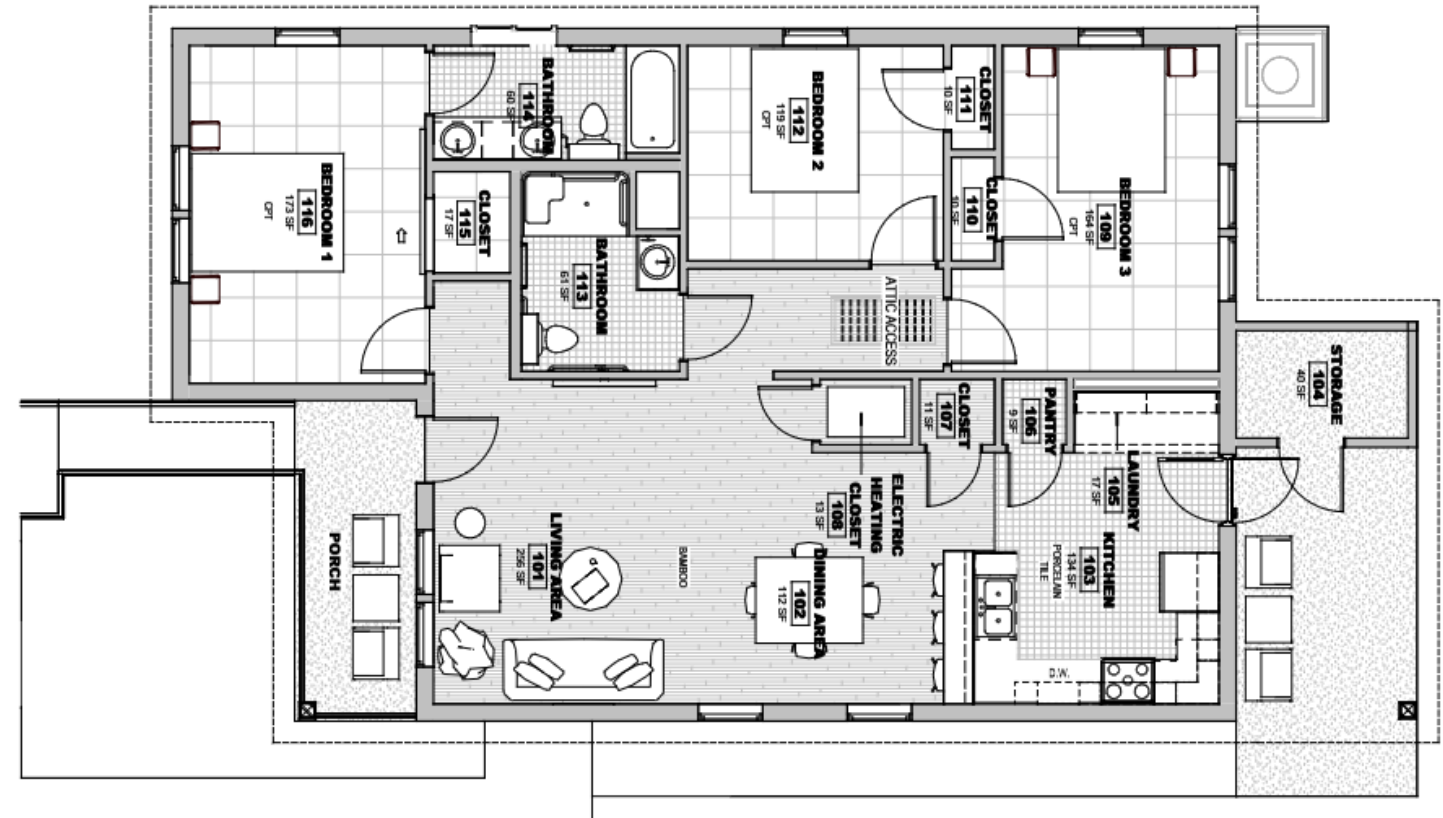
Scope of Work – General Notes

- Provide site work, general construction, mechanical, plumbing and electrical work as required to construct the house at 1390 Marechalneil in accordance with the drawings, and specifications.
- Please note the Project will be MLGW EcoBUILD certified.



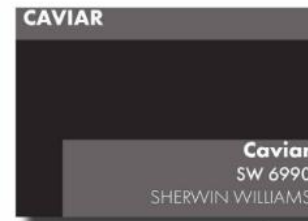
Scope of Work – Project Floorplan

- The home is 1,856 Gross SF, 1,430 Heated SF
- 3 Bedrooms
- 2 Full Bathrooms
- Front and Rear Porch
- Driveway & Landscaping
- Kitchen with Pantry
- Laundry Area
- Indoor and Outdoor Storage
- High-Efficiency HVAC and systems
- The home will use MLGW EcoBUILD.



Scope of Work – Lighting & Plumbing

- Lighting Fixtures, Plumbing Fixtures, and Appliances (FF&E) have been specified in the Project Manual and are to be included in bids.



Scope of Work – Interior Renderings



- Finish flooring material has been specified in the Project Manual.



- The Stain (light vs dark) will be determined prior to installation.

Scope of Work – Exterior Renderings

- Batten Board siding-clad exterior is base scope.
- Bidders are to provide alternate pricing for a Brick-clad exterior.



Important Notes

Bid Format: Only bids submitted on the supplied form(s) with no changes, additions or deletions to the terms and conditions will be considered. Conditional or qualified bids will not be accepted.

Owner's Right to Waive: The Owner reserves the right to accept or to reject any and all bids submitted, and to waive any and all informalities in bidding.

Bid Withdrawal: No bid may be withdrawn for a period of 120 calendar days after the opening of bids without the Owner's consent.

Federal Requirements: Davis-Bacon Wages apply to this project. Refer to Section 00734 and 00734.01 of the Project Manual.

Important Notes

Upcoming Information: The 1390 Marechalneil site survey has been uploaded to www.STAplanroom.com and is now available alongside the construction drawings. A Geotechnical Analysis is underway and will be provided.

Site Visits: We encourage bidders to visit the site ahead of Bid Opening. Please be respectful of nearby residents and their properties.

Requests for Interpretation (RFIs): During the bid period, submitted questions will be answered only by an official written addendum. Final RFIs are due by March 1, 2026. Please remember that it is mandatory to acknowledge all Addenda in the space provided on the Bid Form.

Attendee Questions

