

NOTICE TO CONTRACTORS:

Northeast Denver Housing Center will be issuing a Request for Qualifications (RFQ) to General Contractors licensed and bonded in the City of Denver State of Colorado for a proposed 180 rental units on 4.5 acres of undeveloped land. The unit mix will be 1, 2, and 3 bedroom units. The proposed development will be part of NDHC's on-going efforts to expand the availability of affordable affordable housing.

Minimum Qualifications:

- ❑ A minimum of 25 years working experience as a licensed General Contractor.
- ❑ A minimum of 3 projects similar in scope, size and goal that have been completed (affordable rental).
- ❑ Experience working with the City of Denver

The RFQ will be available electronically by request starting June 10, 2017. All requests must be received by June 15, 2017 5:00 pm MST. Please e-mail Dominique Acevedo, Deputy Director, at dacevedo@nedenverhousing.org to request copies of submittal electronically. The RFQ submittal is due on June 16, 2017- by 5 pm MST Email to dacevedo@nedenverhousing.org



1735 Gaylord Denver, CO 80206
303-377-3334 www.nedenverhousing.org

Request for Qualification (RFQ)

Requested By:

NORTHEAST DENVER HOUSING CENTER INC.
1735 GAYLORD STREET
DENVER, CO 80206
www.nedenverhousing.org

Contact –

Dominique L. Acevedo
Deputy Director
dacevedo@nedenverhousing.org

Developer/Owner:

The Project Developer, Northeast Denver Housing Center (NDHC) is a 34 year old non-profit community development corporation experienced in the design and construction of quality affordable housing. Organized in 1982 to serve the Denver metro community, NDHC's mission is to create sustainable, healthy housing and development opportunities for underserved households through outreach, education and economic development programs and projects. NDHC leads locally and nationally with a long track record of success in developing energy efficient and green built award winning affordable housing.

Project Description:

The development consists of 180 new construction affordable rental units in the Stapleton neighborhood on 4.5 acres. NDHC is working on the architecture, development and construction management of the project. The units will be affordable to families at 60% of Denver's area median income and below. The unit mix will be 1, 2, and 3 bedroom units. The project is anticipated to be funded with a blend of Public, Private, and Federal Tax Credit financing.

Project Goals:

The overall goal for the project is to produce units that are low maintenance, energy efficient, sustainable and affordable to the target market of low to moderate income households.

- Deliver the complete project within budget.
- Operate within budget and under guaranteed maximum price
- Reach higher than average MBE/WBE for subcontractor's monetarily based diversity
- Achieve energy efficiency with an integrated design team
- Produce units that serve a mixed income affordable housing project
- Maximize the use of sustainable design practices & specify durable "green" products for incorporation
- Produce competitive unit size quality rental affordable housing.
- Design/Develop with neighborhood compatibility
- Work collaboratively with Owner/ Developer and Contractor to achieve stated goals, economically
- Emphasizing community and/ or creative amenities and/ or sustainable, healthy living for residents
- Conform to Enterprise Green Communities

Request:

Northeast Denver Housing Center is requesting General Contractors licensed and bonded in the City of Denver State of Colorado to submit their qualifications and fee breakdown to become the contractor for the construction document design phase and construction of the Affordable Rental project. Participation in design, cost estimating, and value engineering and construction will be required of the selected contractor in preparation for building permit and site plan submittals. The submittal will have to demonstrate experience, capability, and understanding with regards to the owners and project goals as outlined herein.

Qualification:

The successful General Contractor will demonstrate their qualification by addressing the following areas in their submittal.

- ❑ **Contractor's Qualification.** Fully Completed AIA Document A305 "Contractor's Qualification Statement"
- ❑ **Proposed Team- Description of staffing you foresee for the project.** Please include the names, roles, and resumes of your proposed team members and the FTE that is intended for this project for each person named. Including the individual responsible for Cost Estimating on this project. Provide the resume of the Cost Estimator who will assist project team at various stages of design as well as the individual who will do the constructability review of plans.

- ❑ **Contractor Fees.** State Fixed Percentage (%) of your contractor fee, general conditions and overhead for the project. Please provide an itemized list of expenses to be included in proposed fee. Please also state your mark-up percentage on change orders.
- ❑ **Submit list/ table of completed and in progress similar projects-including project name, owner/ developer, # of units, new construction, contracted amount, completion date.**
- ❑ **Detailed Summary of THREE similar for-sale residential, projects within the last three years:**
 - a. Name of Project
 - b. Project Address
 - c. Project Manager
 - d. Project Superintendent
 - e. Project developer/owner: Name, Phone Number and E-Mail
 - f. Project Architect: Name, Phone Number and E-Mail
 - g. Brief Description of work
 - h. Type of General Contractor Selection Process
 - i. Sources of Funding for Project: Private Bank, Federal, State, City, , Other
 - j. Energy efficiency, Green Communities or LEED certified?
 - k. Date of Start-Notice to Proceed
 - l. Date of Certificate of Substantial Completion
 - m. Original Contract Sum-Scheduled value for total of all direct costs (Inc. General Conditions)
 - n. Scheduled Value for General Conditions
 - o. Total Contract at Completion
 - p. Number of days added to original contract term
 - q. Number of days added for which you billed General Conditions
 - r. Value of Change Orders
 - s. Number of RFIs
 - t. Number of major subcontracts you executed and coordinated for the job
 - u. Dollar amount or % of total contract performed with own forces
 - v. If possible, please describe one significant problem that surfaced during course of construction and your resolution and/or other elements that made project distinctive or challenging.
 - w. The level of (%) MBE/WBE monetary participation in the completed projects submitted
 - x. Current and future projects status (next two years)
 - y. Creativity, problem solving and innovation ideas implemented in projects completed

- ❑ **Corporate Financials** (last two years audited statement). Statement from bonding company affirming ability to obtain a performance and payment bond for 22+ million.
- ❑ **Evidence of Insurance.** Evidence of ability to obtain Commercial General Liability Insurance minimum for \$2 million in aggregate and \$1 million umbrella coverage for construction.
- ❑ **Affirmative State that Prevailing, Commercial, Davis Bacon.** Building or the higher of the two wage rates will be paid (to be determined).
- ❑ **References.** Provide three owners/developers reference whose similar projects have been completed within the past 5 years. Provide two financial institutions references.

For purposes of this RFQ, a Similar Project is defined as one with all of the following:

- Multifamily apartment or mixed use, new construction projects over \$22,000,000 emphasizing community and/ or creative amenities, and/ or sustainable healthy living for residents, and/ or innovative design/ building techniques that maximize owner's budget.
- Projects within Denver metro area, with emphasis given to projects completed collaboratively with Owner and Architectural Design team to achieve stated goals, economically.
- Funded with low-income, housing tax credits and/or other government funds, and/ or non-profit/ community driven projects, or other innovative funding sources. Projects that involved public funding and Prevailing and/ or Davis Bacon wage rate requirements. Projects that included Section 3 plan and monthly reporting. Projects that included MBE/ WBE/ SBE goals.
- Composed of multiple units, including one, two and three bedroom units.
- Multifamily construction that met Energy efficiency, Green Communities and/ or LEED certification.

Process for Evaluation:

A selection committee of at least three individuals representing Northeast Denver Housing Center, Inc. will evaluate the RFQ submittals. The committee will select the qualified firm whose submittal best demonstrates the experience, capability, references, and understanding with regards to the owner's project goals as outlined herein. The Owner/Developer in its sole discretion will select the General Contractor. NDHC reserves the right to reject any and all application at its sole discretion.

Description of Services required of selected General Contractor:

Pre-construction services- Cost estimated through various levels of construction document design:

The Contractor will be working with the owner/developer, architect, and engineers to complete the construction design (CD) and develop the cost estimate for the project. (Modified Design Build Process).

The Contractor will be the lead entity along with the assistance of the owner/developer, and architect to produce the cost estimates. At the completion of CD, the contractor will submit a final guaranteed maximum price (GMP).

Other Services:

Cost Analysis of Mechanical, Electrical, Plumbing, and Fire (sprinkler may be design/ build)
Project scheduling and sequence of work
Value engineering, Best Practices/ Cost Containment Recommendations, Design Solutions
Constructability Analysis and Plan Review
Subcontractor Pre-Qualification and Competitive Bidding subcontracts-acceptance of lowest most qualified, responsive bids.

Cost of Work plus a fixed fee with Guaranteed Maximum Price (GMP) Contract:

The decision to accept/signed the GMP – construction contract will be at the owner/developers sole discretion. The owner/developer retains the option of bidding out the job. The Contractor will not be excluded from bidding on the job.

Submittal Deadline- An electronic copy of your Submittal must be received by 5:00 pm, on **June 16, 2017.**

Please limit submittals to maximum of 25 pages, 8 ½” by 11”. Email to:
dacevedo@nedenverhousing.org

Questions:

All questions must be written, e-mail to:

Dominique Acevedo, Deputy Director dacevedo@nedenverhousing.org

Please make sure to send your e-mail address to the above e-mail address.

All questions and answers to questions will be posted on NDHC’s web site at www.denverhousing.org.

RFQ/ Contractor Selection Time Line:

RFQ Advertisement 6/10-6/11

RFQ Question Deadline 6/14

RFQ submittal due 6/16

Evaluation of Submittals 6/16-6/19

Contractor Selected and notified 6/19