

NeighborWorks® New Horizons (NWNH)

235 Grand Avenue

New Haven, CT 06513

REQUEST FOR QUALIFICATIONS ARCHITECTURAL AND ENGINEERING SERVICES

**MIXED INCOME HOUSING DEVELOPMENT
CHESHIRE, CT**

Issued May 5, 2021

Reponses Due: May 17, 2021 @ 2:00pm

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Summary

Mutual Housing Association of South-Central Connecticut Inc d.b.a. NeighborWorks New Horizons (NWNH) in partnership with The Cheshire Housing Authority (CHA) requests qualifications from an Architectural / Engineering firm for services for the design and construction related to the development of a 40 – 50 unit multifamily mixed income housing development to be located in Cheshire, CT. Respondents will ultimately provide Planning / Concept Design & Feasibility, Schematic Design, Design Development, Construction Documents, Bidding Services, and Construction Administration for the proposed new multifamily residential development.

The CHA has previously developed a conceptual site plan and theme for the development known as “Jack’s Farm.” It is the goal of the Project to model site residential buildings after colonial farm type structures including barns and colonial homes and retain open space on the site for agricultural purposes. The Project will be funded by a variety of sources, but utilization of the Low-Income Housing Tax Credit via the State of Connecticut Housing Finance Authority will be sought for a majority of funding. Respondent shall be familiar with the Connecticut Housing Finance Authority (CHFA) design requirements / guidelines and design the Project to meet said goals. NWNH will prepare the application for funding for the Project in connection with the selected firm. The selected firm must have the qualifications and be able to demonstrate experience with CHFA / DOH funded Projects.

Qualifications from experienced and reputable architectural/engineering firms will be considered.

Proposals must be submitted no later than **2:00 p.m. on Monday May 17th, 2021**. The Owner reserves the right to award in part, to reject any and all proposals in whole or in part, or to waive technical defects, irregularities and omissions if, in its judgment, the best interests of the Owner will be served.

Affirmative Action/Equal Employment Opportunity. Women and Minorities are encouraged to bid.

**AN EQUAL OPPORTUNITY EMPLOYER/AFFIRMATIVE ACTION
MBE/WBE’S/AND SECTION 3 BUSINESS ENTERPRISES ARE ENCOURAGED TO SUBMIT
PROPOSALS**

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Request for Qualifications Submission

Proposals are to be received in electronic format only to andrew@nwnh.net with a copy to aaron@nwnh.net. A link to a file share site is acceptable. Submission must be made no later than 2:00pm on Monday May 17th 2021.

NWNH assumes no responsibility for the costs incurred in the preparation of the RFQ submission of any respondent. NWNH will treat all RFQ submissions as proprietary information used solely for the intended purposes.

Questions and Clarifications

Should any questions or requests for clarifications be required respondent must submit questions via email no later than 4:00p.m. on Monday, May 10, 2021 to: andrew@nwnh.net. All clarifications will be posted on the NWNH website, www.nwnh.net/current-rfps no later than 4:00pm on Wednesday May 12th, 2021.

Submission Information and Selection Criteria

Architects shall submit information as outlined below. NWNH will review the information submitted, verify the information, contact references and interview Architect candidates. NWNH will ultimately select the company that best meets the qualifications including, but not limited to experience with projects funded by the State of Connecticut Department of Housing and Connecticut Housing Finance Authority, proven track record, design of mixed income housing developments, successful delivery of projects, and the submission of an adequate proposal adhering to the submission requirements.

Submission Requirements

1. Demonstrated experience in the planning, design, and construction of mixed income / affordable housing development in the State of Connecticut. Indicate the funding source, number of units and project delivery. Demonstrate experience working with local governmental agencies for Project review and approval.
2. Design and completion of housing projects with funding from CT Department of Housing, Connecticut Housing Finance Authority or other affordable housing funding sources.
3. Propose a cost structure such as a percentage, fixed price, or hourly basis. Include information on how you can accommodate early design work prior to funding availability.

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4. Experience on projects similar to this one. Include information on experience in: (1) the design for economical housing to meet the needs of families; (2) energy efficiency, green design, green certification, and other features that will sustain economic operation over the long term; (3) experience with rehabilitating historic buildings
5. References for at least three current or recently completed projects. For each project include the name, telephone and email for the owner / representative
6. Statement of interest in the project.
7. Statement as to why you feel qualified for the project.
8. Any additional information that you feel will be helpful.