

Request for Proposals

RFP 16-18 - Residential Design-Build Project

Question and Answer:

This is in response to questions received by May 19, 2016, regarding RFP 16-18.

Question # 1. Are both homes to be built at the same time or one at a time?

Answer # 1. The Arlington Housing Authority (AHA) prefers that the construction of the two homes is completed as soon as possible. The AHA has a degree of flexibility in the project deliverable timeline and is prepared to receive, consider and evaluate any reasonable proposal.

Question # 2. Are there any accessibility requirements for one or both of the homes?

Answer # 2. No. The RFP is not requiring the inclusion of any American Disabilities Act (ADA) accessibility features or requirements for this project that are in addition to the City of Arlington's customary and normal design and building code requirements for the construction of residential single family homes.

Question # 3. Are architectural site plans of the specific lots required for the RFP submission?

Answer # 3. The RFP requests proposers to submit detailed Architectural design drawings and project specifications including site plans, landscaping plan, concept drawings, etc. This element of the RFP is identified in the scoring criteria with a value of a maximum 10 points. The AHA recommends that the proposer specify if the site plans submitted in the proposal are generic or specific for the specified lots.

Question # 4. What level of detail is needed for technical specifications required for the RFP submission?

Answer # 4. It is recommended that the proposer provide sufficient detail for the AHA to make a fair evaluation of their proposal.

Question # 5. Will the "Division 1" requirements have an impact on costs and if so, can the document be provided prior to RFP submission?

Answer # 5. The RFP seeks the proposer to submit their design of the homes to be constructed and to identify the proposed cost of the project in its entirety. Following the AHA's review of the proposals received, and selection of the successful bidder, the AHA may identify some minor design modifications to the proposal. In the event of such an occurrence, it is anticipated that the AHA and the successful bidder will fairly and equitably negotiate the possible implementation of the proposed design modification and any related changes to the proposed cost of the project. The AHA anticipates that proposers will submit a good project design and as such the AHA is not anticipating that it will request the proposer to consider construction options or enter into discussions – negotiations that will add to the cost of the project.

Question # 6. Will the contractor be responsible for any soft costs such as utilities, lawn maintenance, security, etc.?

Answer # 6. The proposer will only be responsible for the deliverables identified in the RFP. The proposer will not be responsible for the payment of utilities, lawn maintenance, etc., after the project is completed i.e.; construction is completed and accepted by the AHA.

Question # 7. Does Davis Bacon Prevailing Wage Rates apply to the construction activities described in the AHA's NSP – RFP?

Answer # 7. Davis Bacon does not apply to this RFP. See the U.S. Department of HUD NSP Policy Alert (June 16, 2011) below:

*For NSP projects, residential properties containing fewer than 8 units are exempt from Davis-Bacon (see Section 110(a), Housing and Community Development Act (HCDA) of 1974). The **eight-unit threshold** applies to the number of units on a property; not the number of units being rehabilitated or constructed nor the number of units funded by NSP dollars. A property is defined as one or more buildings on an undivided lot or on contiguous lots or parcels which are commonly-owned and operated as one rental, cooperative, or condominium project. Single-family, homeowner properties are generally exempt from Davis-Bacon.*

Question # 8. Will the funds used to purchase the homes be HUD money via the City? And the City takes responsibility for selling the homes?

Answer # 8. Available funding for this project is (federal) Neighborhood Stabilization Program derived program income. These funds are readily available to cover the cost of construction and in addition some limited funding is available as a grant to assist a qualified homebuyer purchase the homes (in the form of down payment and closing cost assistance and principle reduction).

The Housing Authority of the City of Arlington (AHA) has responsibility for selling the homes. While not required, the RFP invites the proposer, (optional) to bring a qualified buyer to the table.