

Request for Qualifications
GENERAL CONTRACTOR

Pre-Constuction Services
Negotiated Construction Bid
January 25, 2012
Northeast Townhome Rehabilitation Project
Puyallup Tribal Housing Authority

Response Due: 10:00 A.M. February 15, 2012

The Owner, Puyallup Tribal Housing Authority, requests licensed and bonded General Contractors in Washington State to submit their **qualifications** for Pre-Construction services and negotiated bidding for the rehab construction of the Northeast Townhome Rehabilitation Project, an existing 27-unit low income family housing project, in Tacoma, Washington. The Owner shall review submitted qualifications and select one firm to provide Pre-Construction Services on the project, including participation in conceptual design, cost estimating, scheduling, and other elements critical to the timely and cost-effective construction of the project.. It is expected that preconstruction services will begin in December 2011 and construction will begin in April 2012 and be completed within eight months. The total estimated construction cost for this project is approximately \$750,000.

All required documentation must be received not later than the date and time noted above at the offices of the Puyallup Tribal Housing Authority, 2806 E. Portland Ave., Tacoma, Washington 98401. The submittals will be reviewed by the Owner and the Architect for completeness and consistency with the minimum qualifications and a short list of qualified contractors determined. The solicitation and selection process will be subject to the Indian preference requirements set out at 24 CFR §§1000.48-54.

Project Address:

The project has a Tacoma address, but is on the Puyallup reservation at 6301 21st Street NE.

Project Description:

The Northeast Townhome Rehabilitation Project will include renovation of (27) townhouse units – (2) 4-bedroom units, (13) 3-bedroom units & (12) 2-bedroom units in five separate buildings with a total of 32,708 s.f. Existing site is approximately 2 acres and includes parking for 54 cars and a play area. The building exteriors will have the exterior siding removed and re clad with painted fiber cement panel and lap siding over rigid insulation and a weather resistive barrier, windows replaced with high performance vinyl units in existing openings, exterior door replacement with new pre-hung fiberglass units, and gutter & downspout replacement. Exterior sheathing and wall framing will be investigated during residing for potential dryrot damage. Existing front door awnings will be removed and replaced with a new covered front porch. Interior renovations to include plumbing fixture replacement, exhaust fan replacement and new ductless split-system heat pumps to replace existing 1st floor wall heaters. Site improvements will include new perimeter fencing, playground replacement, and community garden irrigated with rainwater harvested from roof run-off , a new common laundry building, and landscape enhancements.

Specific Considerations:

1. This project is financed with Native American Housing Block Grant funds. Puyallup Tribe of Indians Prevailing Wage Rates for all Public Works Projects will apply to this project. Detailed requirements are included in the attached General Conditions, and include, but are not limited to, the following:
 - a. Affirmative Action Guidelines
 - b. Equal Employment Opportunity Provisions
 - c. Section 3 hiring practices
 - d. Federal Labor Standards Provisions
 - e. Indian preference requirements

Minimum Required Qualifications/Information:

1. Licensed Contractor in the State of Washington.
2. Please explain your interest in working on this project.
 - a. Successful completion, in the last five years, by your firm, project manager and the job superintendent assigned to this project, of at least three new Native American Housing Block Grant or Low-Income Housing Tax Credit-funded construction projects with construction contracts in excess of \$1,000,000. Provide owner name, location, brief description, original and final construction cost, scheduled and actual completion date: At least **three** major projects with construction contracts in the range of \$750,000 to \$1,000,000, or demonstrated experience with projects of similar scope and scale.
 - b. At least **three** major rehabilitation projects with construction contracts in the range of \$750,000 to \$1,000,000 including a negotiated bid.
3. Ability to obtain a payment and performance bond in the full amount of the Contract from a surety acceptable to the Owner.
4. A brief history of your company.
5. Specific experience in administering prevailing wage requirements
6. Specific experience in administering Indian preference procurement requirements
7. References from Owner or Owner's Rep for similar projects completed in the last 5 years.
8. Volume of work for each of the last three years, in total value of construction. Provide estimated volume for 2010 and 2011.
9. Provide the name of your insurance carrier and describe the insurance you would provide for this project. Provide proof of ability to provide insurance for at least the amounts listed in the General Conditions.
10. Provide your bonding capacity (project and aggregate) and approximate rate for this project.
11. Provide a bank reference(s) and contact person.
12. Include a copy of the financial statement for your firm.
13. Identify any legal claims for projects by your firm in the last five years, for aggregate amounts exceeding \$50,000. Provide a brief description of the status or resolution of the claim.
14. Project Staffing
List key personnel who would be assigned to the project, including project manager and estimator.
Show proposed field and office staff for the pre-construction phase. Provide brief resumes.

Preferred Qualifications:

1. Successful experience in working with affordable Native American Housing Block Grant-funded residential projects.
2. Successful experience working in occupied buildings.

Required Submittals (Please submit one electronic copy of each of the following):

1. Contractor's Qualification Statement, in contractor's preferred format addressing minimum and preferred qualifications listed above.
2. Any additional materials that will assist the Owner in evaluating the qualifications of your firm.
3. Certification of Indian ownership, if you will be seeking to qualify for Indian preference.
4. Description of how Contractor's Pre-Construction Services would be structured and cost for such services

Evaluation Criteria:

1. The firm meets minimal and preferred requirements and; has successfully completed at least three projects similar in scope, size and complexity.
2. The firm demonstrates that it has the experience to provide construction services for a publicly funded project at a competitive cost in a responsive manner.
3. The firm demonstrates that it has completed similar projects in a reasonable period of time.
4. The firm demonstrates that it works well with owners and project design teams to deliver projects of high quality at reasonable cost with a minimum number of change orders.
5. Such other information as may be secured having a bearing on the decision.

Selection:

The project team intends to select three to five Contractors to interview following review of qualifications. The project team will be required to follow the Indian preference procurement requirements set out at 24 CFR §§ 1000.48 through .54 and the applicable procurement provisions of 24 CFR Part 85.

For More Information:

Contact Gregory Combs, Puyallup Tribal Housing Authority at (253) 680-5991

Response Deadline:

All Pre-Qualification material must be submitted, in pdf format to:

Gregory Combs
Puyallup Tribal Housing Authority

Gregory.Combs@puyalluptribe.com

Bill Singer
Environmental Works Community Design Center

bsinger@eworks.org

not later than February 15, 2012 at 10:00 a.m.

Attachments:

Site Plan
As-built typical Unit Plans
Aerial View
General Conditions for Construction for Native American Housing Programs