**ADVERTISEMENT FOR**

**CONTRACTOR PREQUALIFICATION**

Subject to conditions prescribed by the Project Owner and Sponsors (Quail Creek TownhomesLimited Partnership, New Beginnings Housing, LLC,and ARCH Community Housing Trust, Inc.), responses to Sponsors’ prequalification documents for experienced general contractors are sought that may be interested in bidding the following project:

Quail Creek Townhomes

Broadway Run

Ketchum, Idaho

**PREQUALIFICATION OF PROSPECTIVE BIDDERS**

The Sponsors have determined that bids for the Project will only be accepted from a pool comprised of a limited number of prequalified Contractors. The Prequalified pool of prospective bidders will be the only Contractors eligible to bid the project. Any party that wishes to submit bid proposals on this project must be prequalified through the process included in this advertisement.

**GENERAL DESCRIPTION OF WORK**

Quail Creek Townhomes will consist of 26 units of rental housing for low income households . The community will be constructed on approximately 2+ acres of land currently owned by the Meadows LLC. The project will be comprised of six townhome buildings and a community building. Additional structures include six detached garages which together include 26 individual garages with storage units. Two units will be fully accessible units. Residential builds will be constructed with a crawl space and wood frame construction. The project will be constructed to LEED standard. . . The buildings will have 8 one bedroom units, 8 two bedroom units and and 10 three bedroom units. The community building will include a managers office, meeting room, computer / business center and exercise room. Total residential square footage is approximately 25,232 square feet. In addition to the structure, the contract will include all on and off-site improvements.

This project will be funded with a combination of federal Low-Income Housing Tax Credits,

U. S. Department of Housing and Urban Development HOME funds, conventional financing and grants and will be subject to specific federal guidelines and regulations related to these funding sources.

The Architects Office of Boise are the project architects. Galena Engineering, Inc. of Hailey is the civil engineer. Preliminary civil and design documents used for the County Entitlement Process are available for review at your request.

The Sponsors anticipate project bidding to occur in the second quarter of 2014. Subject to financing availability and issuance of county building permits, the Project is scheduled to begin construction in the summer of 2014.

Any questions or requests for clarifications to the Prequalification Documents must be submitted in writing, fax or by email to both:

Greg Urrutia and Michelle Griffith

New Beginnings Housing ARCH Community Housing Trust

623 S. Kimball Avenue, Suite B POB 1292

Caldwell, Idaho 83605 Ketchum, ID 83340

(208) 454-9624) fax (208)726-4411

[greg@nbhidaho.com](mailto:greg@nbhidaho.com) michelle@archbc.org

**PREQUALIFICATION SCHEDULE**

Prospective contractors shall submit one (1) set of the Prequalification Application and required attachments to each of the following **on or before Thursday, February 27th, 2014** no later than 3:00 PM to:

New Beginnings Housing, LLC ARCH Community Housing Trust

623 S. Kimball Avenue, Suite B POB 1292

Caldwell, Idaho 83605 Ketchum, ID

(208) 454-2576 (208) 726-4411

Attn: Greg Urrutia Attn: Michelle Griffith

**No prequalification documents will be accepted after February 27th, 2014 at 3:00 PM**. However, the Sponsors reserve the right to request, receive, and evaluate supplemental information after the above time and date at their sole discretion.

Contractors that submit Prequalification packages will be notified whether or not they are prequalified by March 15, 2014. Sponsors anticipate selecting not more than 4 contractors to be included in the prequalified pool of contractors to bid the Project.

**PROCEDURES**

In order to be considered for inclusion in the prequalified pool of prospective contractor bidders, the contractor shall provide the following:

* 1. Completed AIA Form A305 – Contractor’s Qualification Statement, including all attachments and exhibits with financial information for the years ended 12/31/12 and 12/31/13..
  2. On a separate sheet of paper and as an attachment to AIA Form A305, please address the following questions in detail:
     1. State the percentage of your business over the last 5 years that has been multi-family construction.
     2. Provide a list of all apartment developments you have constructed in the last 5 years, including location, construction type and project characteristics, number of units, LEED certification (if any), architect, owner/sponsor name and contact information.
     3. List the names of intended and possible project superintendents that may be assigned to this project and provide detail of their individual pertinent experience.
     4. Provide discussion of any formal training or seminars attended, or other practical experience, related to the Fair Housing Act, Americans with Disabilities Act, the Uniform Federal Accessibility Standards and other federal and state laws and regulations applicable to the construction of the proposed Project.
     5. To the extent not already detailed in Section 3.2 of AIA Form A305, respond to the following questions:
        + 1. In the last 5 years, has your organization or an affiliated company been sued for quality of construction, delayed delivery or contract disputes? If so, please detail each instance and the resolution of each instance.
          2. Detail any disputes with owners that have led to litigation during the last 5 years.
          3. Detail any current or pending disputes with owners that may lead to litigation.
     6. Provide discussion of any formal training, seminars or experience related to LEED construction methods.
     7. Provide discussion of anticipated efforts to identify, proactively solicit and employ local contractors and businesses in the Quail Creek Townhomes project.
  3. Letter from contractor’s Bonding Agent confirming the general contractor’s capacity to provide a payment and performance bond of at least $5,000,000.
  4. Detailed documentation of Contractor’s experience with housing projects constructed using federal funds including, but not limited to, the following information:
     1. Provide a list of all housing developments completed in the last five years that were subject to Section 3 Requirements, Minority and Women Owned Business Requirements, and/or Davis Bacon wages.
     2. Provide documentation of Contractor process and procedures for meeting specific contractor certification and representation requirements for Section 3 Requirements and Minority and Women Owned Business Requirements.
     3. Provide copies of sample subcontractor contracts and/or reporting documents related to Section 3 Requirements and Minority and Women Owned Business Requirements.

Please confirm that the information submitted is complete and accurate. Incomplete and/or inaccurate submissions will be evaluated negatively.

The evaluation is solely for the purpose of determining, in a timely manner, bidders who are deemed qualified for successful performance of the type of work included in this project. The Sponsors reserve the right to reject any or all responses to Prequalification application and to waive non-material irregularities in any response or proposal received.

Quail Creek Townhomes Limited Partnership

ARCH Community Housing Trust, Inc.

New Beginnings Housing, LLC

**January 2014**