

REQUEST FOR QUALIFICATIONS
General Contractor Services
Blaine Manor Senior Apartments
706 S. Main St. Hailey, Idaho 83333

I. INTRODUCTION

ARCH Community Housing Trust, Inc. (ARCH), an Idaho non-profit housing provider, located at P.O. Box 1292, Ketchum, Idaho 83340, is soliciting Qualifications from General Contractors to construct a 30-unit affordable senior housing project in Hailey, Idaho.

II. PROJECT DESCRIPTION

The **1 and 2 bedroom** apartments will range in size from 675-900 square feet. The project will be constructed on a single parcel located at the corner of Maple and Main St. Of the apartments, 27 must be affordable to households earning 60% or less of Area Median Income and 3 will be designated as market rate units.

III. PREPARATION OF QUALIFICATIONS

Envelopes containing Qualifications shall be labeled as stated on cover page and must be presented so that they may be easily identified as containing a Response. Envelopes must include the following:

Name and location of project.

Name and address of responder

Addressed to ARCH.

Submit one written qualification (Oral or telephone modifications will not be considered.

IV. PRE-QUALIFICATION

To be considered as eligible to submit a Qualification, Responder must be legally licensed under applicable laws in the State of Idaho.

Contractor must have demonstrated prior experience in building affordable housing in accordance with applicable codes, standards, rules and regulations.

Responder must have appropriate insurance

Responders must not be on the U.S. Department of HUD debarment list of excluded parties list

V. FORM OF QUALIFICATION

Qualifications must consist of the following information in the order indicated below:

Cover letter stating interest in project with signature of duly authorized principal.

Technical qualifications including valid Idaho contractor's license number.

Experience with similar projects involving multifamily housing

List of Professional/Owner References

Name and resumes of personnel directly assigned to this project.

VI. ACCEPTANCE OR REJECTION OF QUALIFICATION:

ARCH reserves the right to reject any and/or all Qualifications when such rejection is in the interest of ARCH.

VII. GENERAL INFORMATION

Qualification submittals will be received at the offices of ARCH Community Housing Trust, 160 2nd Street West, Suite 217, PO Box 1292, Ketchum, ID 83340, until 1:00 pm on Thursday, May 14th. Qualification submittals received after the time and date stated will not be accepted. Qualifications received on time will be opened privately.

VIII. NOTIFICATION

Of those responding, a small sub-set will be invited to bid the development. **All responders will be notified on or before 5:00 pm on Tuesday, May 19th, 2020.**

Questions may be addressed electronically to Michelle Griffith michelle@archbc.org