



Request for Proposals (RFP)

RFP 2019: Magnolia Avenue

Proposal Cover Sheet

(Builder) Name of Company: _____

Contact Person: _____ Title: _____

Telephone: _____ Cell: _____ Email: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Tax ID Number: _____ DUNS Number: _____

AZ Registrar of Contractors License No. _____

City of Yuma Business License No. _____

The undersigned acknowledges and agrees that:

1. He/She is authorized to submit the attached proposal on behalf of the Builder, and is fully informed as to the preparation and contents of the attached proposal an all the pertinent circumstances respecting such proposal;
2. The terms of the proposal are fair and proper and not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the proposing entity, or any of its agents, representatives, owners, employees, or parties in interest;
3. If selected, Builder and its representative(s) will negotiate in good faith to enter into a Contract for participation in the Project and that the proposal, along with supplemental materials submitted and modifications mutually agreed through the course of the selection process, will form the basis for said Contract; and
4. AHDC reserves the right to reject and/or table any or all proposals received, to enter into negotiations with more than one prospective Project participants prior to selection, and to engage in subsequent written proposal rounds with fewer than all submitted proposals considered,

Signature: _____ Title: _____

Printed: _____ Date: _____

Request for Proposals (RFP)

RFP Code: Magnolia Avenue

Checklist

Submission Checklist:

- Proposal Cover Sheet
- Narrative of Experience
- Three (3) Professional References
- Home Construction Activity (last 3 years)
- Construction Timeline for a Single-Family Home and Production Capacity
- Evidence of Financial Strength and Resource Availability
- Proposed Home Plans and Specifications (at least 2-4)
- Firm Fixed Price Cost for Base/Standard Plan and Line-Item List of Options with Pricing
- Commitment that Prices Submitted Will Remain in Effect (minimum 1 year)
- Schedule of Draws/Progress Payments
- Copy of City of Yuma Business License
- State of Arizona General Contractor's License
- Proof of Insurance Coverage as follows:
 - Commercial General Liability, each occurrence \$1,000,000
 - Automobile Liability, combined single limit \$1,000,000
 - General Aggregate Limit, each occurrence \$2,000,000
 - Worker's Compensation at statutory amount
- Brochure or other materials providing an overview of the new Home Warranty to be provided to AHDC, and the name and contact information of the company providing the warranty, for verification purposes
- Section 3 Assurances
- Copies of Women or Minority Business Status and/or Other Certifications (if applicable)

I. OVERVIEW

Arizona Housing Development Corporation (AHDC) is using a competitive Request for Proposals process to identify a builder for the construction of three new homes in 2019. These homes will be at least 1200 SF and have 3-bedrooms/2-bathrooms, a covered patio and a 2-car garage attached. These properties will be placed on vacant lots.

Construction is expected to begin in August or September 2019, with completion no later than June 30, 2020. Timeline is dependent upon approval of Construction Financing.

Proposals are due on or before June 28, 2019.

All questions regarding this Request for Proposals should be directed to:

Michael Morrissey, Executive Director
Arizona Housing Development Corporation
420 South Madison Avenue
Yuma, Arizona 85365
(928) 782-3823 x.128
michaelm@hacy.org

II. PROPOSALS

All proposals must conform to the prescribed format and contain all required information and materials as outlined here:

A. Cover Sheet

All proposals must include a completed and signed Proposal Cover Sheet (attached herewith).

B. Experience

1. Provide a written narrative (2 pages max.) describing your company, its history and ownership, and its single-family residential construction and/or development experience, particularly highlighting, as applicable, any such experience with grant-funded affordable housing, partnership with community non-profits, and urban in-fill development.
2. Provide three (3) client references with contact information. Respondent is encouraged to provide references for projects that were funded in-whole or in-part with state or federal grants.
3. Provide a list of single-family homes built/developed by your company over the last three years, including address, model name/number, size, construction price, completion date, and sales price/fair market value (if known). Optional: you may also attach up to twelve (12) photos (3 sheets max) of homes constructed.

C. Capacity

1. Indicate your normal construction time for a single-family home, from permitting to Certificate of Occupancy, what your production capacity is (i.e. how many homes can you have under construction at one time), and how your normal build time would be impacted if you did have multiple homes underway simultaneously.
2. Provide corporate financial statements, letter of credit and/or other evidence that demonstrates your company's financial strength and capacity to participate in this initiative, undertaking construction of the number of homes proposed.

D. Home Plans

Proposing builders must submit between **two (2) and four (4) sets** of home plans and specifications ("Plan") from which AHDC may choose, on a lot-by-lot basis, for construction of planned new homes.

1. Please see Construction Specification for required features.
2. The home Plans submitted must be distinctly different in elevation and design.
3. The home Plan submitted should take into account, and be compatible with, the physical and design context of the existing neighborhood housing stock.
4. Include for each Plan submitted must be a floor plan, with dimensions, elevation drawings of all four sides, a list of standard features, and construction specifications.
5. Home construction specifications shall be in conformance with the attached AHDC Construction Specifications. All deviations in the construction specifications submitted from the AHDC Construction Specifications shall be itemized in a separate document and attached to the specifications submitted.

E. Pricing and Payment

Provide a separate pricing sheet for each of the Plans submitted that includes the following:

1. A firm fixed price cost for construction of the base/standard Plan, as submitted, and a line item list of all options with option pricing.
2. An indication that the cost/pricing will remain in effect for at least one year of the date of this proposal.
3. A schedule of values for draws or progress payments during construction.

F. Section 3 Compliance

The work to be performed under this contract is on a project assisted under a program providing direct Federal Financial Assistance from the Department of Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u. Section 3 requires that to the greatest extent feasible, opportunities for training and employment be given to lower income residents of the project area and contracts for work in connection with the project be awarded to businesses which are located in, or owned in substantial part, by persons residing in the area of the project.

G. Attachments

All proposals must contain the following attachments:

- Copy of City of Yuma Business License
- State of Arizona General Contractor's License
- Proof of Insurance Coverage as follows:
 - Commercial General Liability, each occurrence \$1,000,000
 - Automobile Liability, combined single limit \$1,000,000
 - General Aggregate Limit, each occurrence \$2,000,000
 - Worker's Compensation at statutory amount
- Brochure or other materials providing an overview of the new Home Warranty to be provided to AHDC, and the name and contact information of the company providing the warranty, for verification purposes
- Section 3 Assurances

III. SUBMISSION, REVIEW, and SELECTION

A. Submission

Proposals are due by 4:00 PM on June 28, 2019. All proposals should be submitted to:

Michael Morrissey, Executive Director - Arizona Housing Development Corporation
420 S. Madison Avenue - Yuma, Arizona 85365 - (928) 782-3823 x.128; michaelm@hacy.org

B. Review (10 Points Each Line Item Below – See Scoring Matrix)

All accepted proposals will be thoroughly reviewed by AHDC and will be considered on a variety of factors, including but not limited to:

1. The architectural compatibility of Plans submitted with the surrounding neighborhood.
2. The range of features, options, styles, sizes, and price points contained within the collective set of Plans submitted.
3. Any “green” or sustainable building features of the proposed homes.
4. The perceived quality of the proposed homes to be built.
5. The pricing (cost to AHDC) and value of the proposed homes.
6. The experience and track record of the builder, overall and specifically in the development of affordable single-family housing in traditional urban neighborhoods.
7. The builder's financial strength and resource capacity.
8. The builder's ability to undertake construction of multiple homes at one time.
9. Commitment and past successes in Section 3 compliance.
10. Project Readiness: ability to begin work promptly and complete in a timely manner.

Proposing builders may be contacted by AHDC for additional information, may be invited to meet with AHDC representatives, and may be asked to revise plans or other materials submitted, as part of AHDC's review and selection process.

C. Selection

1. Final selection of one or more Builders is anticipated on or before July 15, 2019.
2. AHDC intends to contract with the selected Builder(s) for immediate construction, pending timing of grant funding allocated to this project.

IMPORTANT:

Late or incomplete submissions and submissions by facsimile will not be accepted. AHDC reserves the right to engage in discussions or negotiations with none, any, or all proposing builders as part of the review and selection process, to select or reject any or all proposals, and if deemed necessary, to engage in subsequent builder proposal rounds with fewer than all submitted proposals considered.

IV. CONSTRUCTION: SCOPE OF WORK / CONTRACT

Builder is required to furnish all labor, building materials, and equipment to complete the proposed project, and all work must be done according to applicable building and city codes.

The project is to be completed within six (6) calendar months from Notice to Proceed.

See attached Construction Specifications.

Change orders must be agreed to and accepted by AHDC's Executive Director.

General Notes:

- Where conflict occurs between requirements of the Construction Specifications and the 2018 International Residential Code, the stricter of the requirements shall apply.
- All materials and workmanship shall comply with 2018 IRC Guidelines and manufacturer's installation instructions.
- All work shall be done in a professional manner and consistent with manufacturer's recommendations.
- Builder and sub-contractors shall be licensed by the State of Arizona and hold a City of Yuma Business License.
- The Builder is to verify all measurements.
- On a daily basis, the Builder is to maintain the premises broom clean of construction debris and material, especially when the job is completed.
- Any property or facilities damaged by the Builder, his or her workers or subcontractors as a result of the construction shall be repaired or replaced at no cost to AHDC.
- All HUD, EPA, and OSHA guidelines must be followed.

Construction Specifications

Magnolia Avenue

Builder is responsible for all construction and physical development of homes as specified in this document and in conformance with all plans, designs, and specifications submitted by Builder as part of this process. This proposal/bid submission for home construction services shall constitute agreement in total by Builder to the requirement and standards contained herein by AHDC.

General Conditions

Home plans are to be compatible in design and style with the existing housing stock in the area. AHDC reserves the right to make such determination, and to reject any architectural plans or design proposals determined incompatible.

Builder shall submit all architectural and engineering plans and copies thereof as requested by AHDC. Plans must include room, overall home dimensions, and any other information necessary for permit application and complete construction of home(s).

All requirements and standards must be included in a FIRM FIXED CONSTRUCTION PRICE submitted by Builder with Proposal/Bid, and shall be a part of a NO-LIEN CONSTRUCTION AGREEMENT between AHDC and Builder. Builder may not assign the construction agreement to another party.

AHDC shall select interior and exterior color schemes including, but not limited to, such items as paint, roofing, siding, trim, gutters, accents, carpet, and flooring within the range of choices provided for in Builder's plans and specifications submitted with Proposal/Bid. Builder shall deliver samples for such selections to AHDC for review.

Builder shall consult with, and have written approval from, AHDC as to style and material choice before ordering or installing any item for which options or a range of selections are available in Builder's submitted plans and specifications.

Builder shall provide AHDC a detailed list of all individuals and entities that have a contract with Builder to perform any portion of work at the site ("Subcontractor"), including names, addresses, Federal ID Numbers, and dollar amount of subcontracts, with or prior to submission of final progress draw request.

Final payment will only occur after Builder and AHDC sign the Certificate of Completion of Work Specification.

Builder is responsible for exact measurements, materials, material quantities, and labor needed for the bidding process. Bids must include all labor and materials to complete the job in a workman-like manner.

All costs to complete the work described in these specifications and included on any drawings or plans should be included in these line items. Any scope of work Builder does not believe is covered, but is needed for a workman-like completion of the work, should be discussed with AHDC before submitting a Proposal/Bid.

All materials, fixtures, equipment, appliances, and accessories necessary to complete the work are to be new and of construction grade. Any items purchased and used in construction that is not purchased from a retailer that is in the sole and specific business of construction material supply, will be replaced at contractor's expense.

Change orders are for unseen circumstances or substantial changes to the Scope of Work only. All reasonable costs to complete the work in the manner outlined in this document and submitted with Builder's Proposal/Bid are assumed to be included in the original contract.

Builder agrees to remedy any defect due to faulty material or workmanship and pay for all damage to other work resulting thereof, which appear within one year from final payment.

All utilities shall be placed in the Builder's name during the construction period and remain so until a Certificate of Completion is approved. Builder shall notify AHDC before utilities are disconnected to avoid any interruption of service(s).

Builder must apply for, pay for, and obtain, all required Permits. AHDC shall ensure proper zoning of building lot to allow permitting to proceed. Builder must comply with all rules of the permitting process as established by the City of Yuma.

All work shall be performed in the manner outlined in the 2018 International Residential Code and comply with any and all applicable Federal, State, and Local Codes and Ordinances.

Builder is to provide all relevant home warranty information. Builder is to assemble and collect applicable warranty information for all products installed by Builder. Such warranty information to be provided to AHDC at final inspection.

Builder shall have a safety program in place and shall be solely responsible for the implementation of such policy, as well as, compliance with all Federal and State Laws.

Builder will provide a plot plan based upon the footprint provided by a qualified Site/Survey Plan provider and will provide staking of such footprint. Builder is responsible for reviewing and staking house on the lot per approved plat plan. Builder to pay for lot ties, splits, recording fees, or any other costs associated with developing property, as intended, for construction.

Builder is responsible for provision of drainage information and obtaining needed building permits. Builder shall provide final grade and seeding to achieve positive drainage away from structure and conform to the approved drainage plan.

1: Building Plans

- At least 2-4 Options Provided by Builder
 - 3 Bedroom 2 Bath with Kitchen, Living Room, Dining Room
 - Minimum 1200 SF
 - Covered Patio
 - Minimum 120 SF
 - 2-Car Garage Attached

2: Permits – Provided by Builder

3: Tap Fees – Provided and paid for by Builder

4: Construction Utilities – Provided and paid for by Builder

5: Excavation and Grading

- Necessary fill, compaction and fine grading, ready for hand raking upon completion

6: Termite Soil and Treatment

- Sprayed on prior to pour of house, garage, porch, and patio slabs and around foundation on exterior after (5-yr warranty)

7: Water and Sewer – Tie into City of Yuma Public Utilities

8: Foundation/Flatwork

- Minimum 2500 PSI concrete
- Driveway = 3000 PSI Concrete – 6” thick

9: Foundation Material/Rebar – Per City of Yuma Building Code

10: Driveways and Sidewalks

- Driveway = Concrete (2 Car)
- Sidewalks = Concrete
 - From driveway to front porch (3-feet wide)
- Miscellaneous Flatwork
 - 4’x4’ concrete stoop by garage walkout door
- Any driveway cuts and resulting sidewalk/street repair to be per standard city details. Builder will apply and pay for encroachment permit.

11: Trusses/Roofing Structural

- Pre-engineered and manufactured to support applicable loads. Builder to submit truss calculations, profiles, and layout designed and stamped by an Arizona Licensed Engineer from Truss Manufacturer.

12: Roofing Materials

- 1 layer 15 lb felt and concrete or clay tile – 30 Year Warranty

13: Stucco

- 2 coat stucco system with integrated sand color coat over 1” foam and 20 gauge wire

14: Exterior Wall Construction – House and Garage

- 2x6 at 24” on center
- Design, indicate, and install necessary anchor bolts, hold downs, straps, clips, fasteners, and any other framing accessory necessary for wall framing system.

15: Patio Specifications

- Beams/Columns = Stucco
- Ceilings = Exterior Sheetrock – “brown board” with skip trowel texture.

16: Interior Wall Construction – House and Garage

- House (Interior) = 2x4” at 16” on center and (Exterior) 2x6” at 24” on center
- Garage = 2x6” at 24” on center

17: Drywall and Texture

- 5/8” to code – Skip Trowel Texture
- Cementious backer board at shower/tub surround with waterproof membrane.

18: Drywall Corner Bead – Bullnose throughout

19: Windows and Glass Doors

- Windows Shall be Energy Star, Vinyl, Sliding, Cam Locking, Low-E Window with Fenestration U-Factor of .40 and Glazed Fenestration Solar Heat Gain Coefficient (SHGC) of 0.25
 - Horizontal 2” faux wood window blinds in all windows (white)

20: Exterior Wall Unfaced Batt Insulation

- House = R-21 Fiberglass Batt
- Garage = R-13 Fiberglass Batt

21: Ceiling Blown-In Insulation

- House = R-44 Blown-in Fiberglass (6-8” Thick)
- Garage = R-19 Blown-in Fiberglass (6-8” Thick)

22: Sound Insulation – Around air handler

23: Exterior Insulation Wrap

- 1” T&G foam installed prior to stucco around house and garage to ceiling height

24: Heating/Cooling

- High efficiency A/C – Heat Pump split system (electric) unit sized in accordance with manufacture’s recommendation. Ground-mounted. Digital T-stat. Provide manual and perform duct leakage test.

25: Duct Rating – R-8

26: SEER – 14

27: Garage Finish

- Insulation, drywall, tape, heavy orange peel texture and paint

28: Garage

- 2-car garage with 16’x8’ Insulated.
 - Copy performance specs from product data sheet.

29: Garage Door Opener

- ½ horsepower screw driven
 - Copy performance specs from product data sheet
 - Include (2) remote control door openers per unit.

30: Electrical – Per City of Yuma Building Code and APS requirements.

- Builder to meet with APS prior to bid/construction to verify that overhead/underground span and direction to entrance/riser is acceptable.
 - LED Lighting Throughout

31: Electrical Service – 200 Amp

32: Miscellaneous Electrical (Standard Electrical Includes)

- Electric to dryer
- Six (6) recessed cans
- Pre-wire and provide backing for ceiling fan in each room, kitchen, living room, & patio
- Pre-wire for two (2) floodlights and (1) switch (TBD)

33: Rocker Switches – Standard White

34: CTV Pre-Wire – in each room, living room

35: Telephone Outlet – in Kitchen

36: Hose Bibs

- One (1) hose bib by main valve, include shut-off gate valve

37: Electric Plumbing – Water Heater, Furnace, Range, Dryer

38: Hot Water Heater – 40 Gallon

39: Reverse Osmosis and Water Softener – N/A

40: Plumbing Fixtures

- Master Bath
 - Enamel coated steel tub, elongated stool, oval china lav (white)
- Bathroom
 - Enamel coated steel, elongated stool, oval china lav (white)
- Kitchen
 - Drop in, self-rimming, double-bowl, stainless steel 4-hole kitchen sink and single-lever handle faucet with side sprayer.

41: Plumbing Hardware – Water Sense

- Master Bath
 - Single Lever Shower/Tub Faucets (Bronze)
- Bathroom
 - Single Lever Shower/Tub Faucets (Bronze)
- Kitchen
 - Single Lever (Brilliance Stainless)
 - ½ Horsepower Disposal

42: Shower Base

- Master Bath
 - Roll-In Shower
- Bathroom
 - Tub

43: Bath Wainscot

- Bathroom
 - Ceramic tile

44: Bath Accessories

- Minimum One (1) towel bar – 36”, one (1) towel ring, one (1) tissue holder, an (1) shower rod for each bathroom (Bronze)

45: Bath Mirrors

- 1/4” plate mirror 36” high for full length of vanity. J-Bar finish (Bronze)

46: Medicine Cabinets – One (1) beveled edge in each bathroom

47: Cabinets and Vanities

- Hampton Maple. Stain = (TBD)
 - HP accessible vanity in baths
 - Cabinets above washer and dryer
 - Two sets of roll-out shelves - Lazy Susan in kitchen

48: Counter Tops

- Kitchen – Master Bath – Bathroom – Laundry
 - Formica with 4” seamed backsplash

49: Paint/Stain – Apply One (1) Coat of Primer Prior to Finish Paint

- Interior Body
 - Latex semi-gloss (TBD)
- Exterior Body
 - Exterior grade Acrylic Latex 2-coat minimum paint (TBD)
 - Trim/Fascia – Exterior grade Acrylic Latex 3-coat minimum paint (TBD)

50: Trim (Base and Casing)

- Material
 - Spanish Colonial in-house; Bullnose in garage (finger joint)
- Finish
 - Latex semi-gloss (TBD)

51: Doors

- Interior
 - Material – Composite 6-Panel Door with Door Stops and Sliding Closet Doors
 - Finish – Latex semi-gloss (TBD)
- Exterior
 - Front – Steel Hollow Core or EPS Insulated, 6 Panel Door with Peephole
 - Finish – Therma Tru Stain (TBD)
- Garage Door
 - Material – Metal Insulated
 - Finish – DTM Acrylic Latex (TBD)
- Garage Walk
 - Material – Fiberglass Smooth Star flush panel
 - Finish – Exterior grade paint (TBD)

52: Door Hardware

- Interior and Garage Door
 - Lever Oil Rubbed Bronze
 - Lever Operated Throughout, Hardware at Master Bedroom and Bathrooms to be Lockable
- Exterior Front Door
 - Oil Rubbed Bronze

53: Flooring

- Luxury Vinyl Tile (LVT) with Acrylic Polymer Adhesive - Throughout 6”x36”

54: Deadbolts

- Front door and garage walk-out exterior door (Oil Rubbed Bronze)
 - Include passage lever lockset for exterior doors

55: Closet, Pantry, and Miscellaneous Shelving

- Particle board edged with poplar and finished with latex enamel paint

56: Final Cleaning – Provided by Builder

57: Miscellaneous Items

- Vent for micro hood
- Smoke detectors per local building codes
 - Hard-wired and interconnected with battery backup. All detectors to be of same Manufacturer
- Standard bathroom exhaust fans
- Door chime
- Dryer box
- Shelving and hanger rods in closets

58: Additional Provisions

- Energy Star Appliances (White)
 - Electric glass top self-cleaning range (30”)
 - Two-speed range hood (30”) – ducted to outside
 - Microwave
 - 18.2 cubic foot energy efficient refrigerator
 - Top load washer and electric dryer

59: Fencing (Walls) and Gates

- 8-course block wall (from footer) in rear/side yards with one (1) 3x5 wrought iron gate per unit.

60: Landscape Package

- Provide and install 3/4" saddleback brown rock (front yard)
 - Automatic irrigation system (drip system)
 - Provide and install a minimum of (3) pigmy palms (front)
- Provide and install 3/4" gray rock (back yard)
 - Automatic irrigation system (drip system)
 - Provide and install a one (1) lemon tree (back)

61: Facility Accessibility / Grab Bars

- Controls, faucets, and shower spray units shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 lbs. maximum.
- Water supply and drain pipes under lavatory shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatory.
- The shower spray control unit shall be installed on the side wall farthest from the compartment entry.
- Thresholds in roll-in type shower compartments shall be ½” high maximum. Changes in level between ¼” high minimum and ½” high maximum shall be beveled with a slope not steeper than 1:2.
- Grab bars with circular cross-section shall have an outside diameter of 1 ¼” minimum and 2” maximum.
- Grab bars with non-circular cross-sections shall have a cross section dimension of 2” maximum and perimeter dimension of 4” minimum and 4.8 inches maximum.
- The space between the wall and the grab bar shall be 1 ½”. The space between the grab bars and the shower controls, shower fittings, and other grab bars above shall be permitted to be 1 ½” minimum.
- Grab bars and any wall or other surfaces adjacent to grab bars shall be free of sharp or abrasive elements and shall have rounded edges.
- Grab bars shall not rotate within their fittings.
- Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 lbs. is applied at any point on the grab bar, fastener, mounting device, or supporting structure.
- There shall be continuous 2x8” backing for all grab bars.

Construction Costs

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		Total Cost
1. General Requirements		
A. General Contractor's Markup		
Overhead: Job supervision, temporary power, cell phone, job site toilets, tool storage, job site clean up & debris removal, equipment rental, etc.		
Profit		
Subtotal		\$0
2. Existing Conditions		
Environmental Clearance		
Demolition		
Other		
Subtotal		\$0
3. Concrete		
Basement and Garage Floors		
Foundation Walls		
Flatwork		
Other		
Subtotal		\$0
4. Masonry		
Foundation Walls		
Veneer		
Fireplace and/or chimney		
Exterior retaining walls		
Other		
Subtotal		\$0
5. Metals		
Structural		
Wrought Iron		
Other:		
Subtotal		\$0
6. Wood & Composites		
Rough Carpentry		
Finish Carpentry		
Other		
Subtotal		\$0
7. Thermal & Moisture Protection		
Roofing		
Insulation		
Exterior Siding		
Exterior Trim		
Gutters and Downspouts		
Other		Damp Proofing
Subtotal		\$0
8. Openings		
Windows		
Exterior Doors		
Interior Doors		
Garage Door		
Door Hardware		
Other		General Requirements
Subtotal		\$0

9. Finishes		
Gypsum Wallboard		
Ceramic Tile		
Flooring (wood, vinyl, carpet, etc.)		
Painting		
Other		
	Subtotal	\$0
10. Specialties		
Towel Racks, mirrors, etc.		
Closet racks		
Other	Clean-up & Testing	
	Subtotal	\$0
11. Equipment		
Appliances		
Other		
	Subtotal	\$0
12. Furnishings		
Cabinets		
Countertops		
Window Treatments		
Other		
	Subtotal	\$0
13. Special Construction		
Accessibility Modifications		
Other		
	Subtotal	\$0
21. Fire Suppression Systems		
Sprinkler System		
Other		
	Subtotal	\$0
22. Plumbing		
Rough Plumbing		
Finish Plumbing		
Fixtures		
Other		
	Subtotal	\$0
23. HVAC		
HVAC		
Other		
	Subtotal	\$0
26. Electrical		
Rough Electrical		
Fixtures		
Finish Electrical		
Other		
	Subtotal	\$0
27. Communications		
Security & Alarm Systems		
Other		
	Subtotal	\$0
31. Earthwork		
Excavation		
Trenching		

Backfilling		
Site Grading		
Driveway		
Other		
	Subtotal	\$0
32. Exterior Improvements		
Paving		
Fencing		
Final grade and seeding		
Landscaping		
Other		
	Subtotal	\$0
33. Utilities		
Utility Connections		
Other		
	Subtotal	\$0
Total Construction:		\$0

Additional Costs

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Architectural		
Civil Engineering		
Testing		
Building Permit(s) and Other Local Fees		
Other		
	Subtotal	\$0

Scoring Matrix

Ranking - Maximum 100 Points

Points

1: Architectural compatibility of Plans submitted with the surrounding neighborhood (Maximum 10 Points)

Points Earned:

2: Range of features, options, styles, sizes and price points contained within Plans (Maximum 10 Points)

Points Earned:

3: Any "green" or sustainable building features of the proposed homes (Maximum 10 Points)

Points Earned:

4: The perceived quality of the proposed home(s) to be built (Maximum 10 Points)

Points Earned:

5: The pricing (cost to AHDC) and value of the proposed home(s) (Maximum 10 Points)

Points Earned:

6: The experience and track record of the builder, overall and specific to this RFP type home(s) (Maximum 10 Points)

Points Earned:

7: The builder's financial strength and resource capacity (Maximum 10 Points)

Points Earned:

8: The builder's ability to construct multiple homes at one time (Maximum 10 Points)

Points Earned:

9: Commitment and past successes in Section 3 Compliance (Maximum 10 Points)

Points Earned:

10: Project Readiness: ability to begin work promptly and complete in timely manner (Maximum 10 Points)

Points Earned:

Total Points Earned - SCORE (Maximum of 100 Points):

Reviewer certifies that they have fairly reviewed this RFP in accordance with provisions of this checklist/tool:

Reviewed by (Print Name):	
Reviewed by (Signature):	Date:

Comment(s):

Scoring Matrix

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