

New Construction Workforce
2118 Fletcher Street, Anderson, Indiana

Request for Qualifications

PathStone Housing Corporation of Indiana (PathStone) is requesting **Qualification Statements** from general contractors interested in the new construction workforce housing project at 2118 Fletcher Street, an affordable housing project located in Anderson, Indiana, consisting of the new construction of a quality affordable home. This project is primarily financed through HUD HOME funds administered by the City of Anderson's Department of Community Development. The project will NOT be subject to Davis-Bacon Prevailing Wage requirements. However, the General Contractor will be required to comply with a variety of federal and state regulations associated with the particular affordable housing funding sources, which will be included in the project specifications and Owner-Contractor contract. These will include, but are not be limited to, energy efficiency performance standards, requirement related to lead-based paint, and good faith efforts to hire and contract with Section 3 eligible persons and businesses that are Women-Owned and Minority-Owned Enterprises. It is anticipated the project will be under contract on or before Monday, April 3, 2023 with a construction schedule of no more than seven months.

This project will be let using PathStone's Construction Contract and General Conditions. These documents along with the design plans are available for review at the PathStone office by appointment. Additionally, the selected General Contractor will be required to submit a schedule of values and anticipated draw schedule prior to commencement of work. Pay requests will be submitted using AIA Document G702 Application and Certification for Payment or similar document.

General Contractor will be evaluated based on qualification response, scope detail, and project pricing. The selected qualified General Contractor will be invited to enter into a contract with PathStone for a negotiated price based on the agreed scope of work described in the drawings and specs provided.

Evaluation of General Contractor will be undertaken by PathStone RED staff based on the following criteria:

1. General Contractor has all the required licenses, certifications, and insurance;
2. Financial stability and capability to complete the project in its entirety and without interruption, (construction financing is required as our grant funding is received through a reimbursement process);
3. Demonstrated experience in projects of similar scope;
4. Project references
5. Demonstrated experience in HUD funded building rehabilitation and /or new construction projects
6. Project pricing negotiated with the selected General Contractor candidate.

Contractors interested in submitting qualifications for the above referenced project shall provide a complete application packet that includes the attached Contractor Qualification Form with supporting documentation as requested. All qualification statements shall be addressed and delivered in sealed envelope to:

PathStone Corporation
Attn: Annette Phillips
420 S. High St., Suite 101
Muncie, IN 47305
765-286-2162

Please contact Annette Phillips for property inspection and to review the design plans for the new construction build. Sealed Requests for Qualifications will be received until **4:30 PM, January 31, 2023**. *(extended from January 20th)*.

QUALIFICATION STATEMENT

For the New Construction
Workforce Housing Demonstration Project
2118 Fletcher Street, Anderson, Indiana

Corporate/Company Name: _____

Name of Contact Person: _____

Address: _____

Phone Number: _____

Fax: _____

Email: _____

The undersigned certifies under oath that the information provided herein is true and sufficiently complete so as not to be misleading.

Date: _____

Printed Name and Title: _____

Signature: _____

1. How many years has your organization been in business as a General Contractor?

2. How many years has your organization been in business under its current business name?
 - a. Under what other or former names has your organization operated?

3. Is your organization licensed to perform work as a General Contractor in the location of the project?

4. Does your organization have the EPA required Lead-Safe Renovator's Certification? If yes, please include copy of the certification?

5. Does your organization have the ability to obtain a minimum \$1 million per occurrence and \$2 million aggregate insurance for this project? If yes, please include documentation the organization's ability to obtain this insurance?

6. Is your organization certified as a Minority or Women Owned Business in Indiana?
7. Please provide proof that you are registered with SAM.gov so you can receive payments from Federal Grant programs. List your UEI # (required – must have one for this project): _____.

8. Have you ever failed to complete any work awarded to you? _____ If so, where and why?

9. Are there any judgments, claims, arbitration proceedings or suits pending or outstanding against your organization? _____ If yes, explain.

10. Has your organization filed any law suits or requested arbitration with regard to construction contracts within the past five (5) years? _____ If yes, explain.

11. As an attachment, please submit as reference two (2) projects of similar type and scope completed within the past three (3) years. Include description of the project scope, time for completion, subcontractors used, funding source, and contact information of the Owner.

12. As an attachment, please submit a financial statement with enough detail so that a proper determination of the organization's capability for completing the project if awarded.

13. As an attachment, please submit proof that you have a line of credit, a pre-approval for a bank bridge loan or proof of liquid cash that you have the ability to secure construction financing.

I understand that construction financing is required because grant funding is received through a reimbursement process.

14. What projects has your organization completed for the past (3) year period? Please indicate if these were publicly funded.

Contract Amount/ funding source	Short Description of Work	Completion Date	Name Phone Number of Owner

15. What other projects are now in process of construction by your organization or you anticipate having under construction during the construction of this project?

Contract Amount/ funding source	Short Description of Work	Completion Date	Name/Phone Number of Owner

16. Please list MBE/WBE subcontractors you plan to work with on this project?

17. Are you or any of your subcontractors currently debarred or suspended from doing business with the federal government?