

RFQ #12-2022 Questions and Answers

1. We wanted to clarify the page requirement. Does the 10-page limit include cover sheet, dividers, required forms?

No. It is our preference that the proposals are as brief as possible while still including necessary information.

2. Are resumes also to be included in the 10 pages?

No. Short, relevant bios are preferred. Please do not submit full resumes.

3. Under 18.b. you have asked respondents to submit a fee for a \$20M new construction project. Although I understand you are trying to “compare fees”; there are several items that lend to a project’s complexity and therefore the appropriate Architectural fee. Would a range be an appropriate response, or can you provide more parameters including (but not limited to):

- Number of buildings? **2**
- Number of stories? **3**
- Construction type? **Wood frame**
- Number of units? **80**
- Unit counts? **15 three beds, 35 two beds and 30 one beds.**
- Number of unique unit plans? **2 for each unit size.**
- Is Interior Design to be included or excluded? **We expect the architect firm to select/recommend finishes. BHP will hire an interior designer separately for needed furnishings for any common spaces.**
- How much and type of community space (same building or stand alone)? **Same building, 1000 sf.**
- Complexity and length of entitlement process? **2 years**
- Funding type? **LIHTC and City Funding**

While we are providing hypothetical parameters upon this request, our preference is for teams to provide a range and some context explaining what would make the fee fluctuate.

4. On question 8, should we be answering this from the perspective of overall construction cost on budget, or pricing estimates taken from the design bid set?

Overall construction cost.

5. We are only going out for Design services. Can you clarify how we should factor in entitlement work in question 18 since we may or may not be involved?

No need to factor in.

6. You are estimating 800 units of new construction in the next five years in the RFP. Do you have any breakdown of those anticipated units affordability (AMI levels) or resident/specific population constraints (PSH / senior housing)? Any other information you can give around your pipeline would be helpful.

We anticipate affordability to be at or below 60% AMI. We like to integrate PSH and other targeted populations into our developments, but we don't have specific goals for the pipeline yet.

7. Do you have an anticipated scale of the projects for new construction? Either Units or overall SF.

Our typical project has between 50 and 125 units although certain projects may contain more or less.

8. Would BHP consider excluding the information provided in response to question "18. Pricing and fees" from the ten-page maximum limit – while limiting the rate sheet and design fee (as a percent of construction cost) for the hypothetical \$20M new construction project to a maximum of 3 or 4 pages? Our firm is concerned about the length of our rate sheet since we are an integrated architecture, land planning/landscape architecture and civil and structural engineering firm and could easily envision 20 or more of our local team supporting BHP projects.

No, we are only looking for architectural fees. Please do not include engineering, landscape architecture, or consulting fees in your rate sheet.