

REQUEST FOR PROPOSALS
FOR ARCHITECTURAL DESIGN SERVICES
Habitat for Humanity of Monroe County



1. Habitat for Humanity of Monroe County ("Corporation") is accepting proposals for architectural services until 4 P.M May 1st, 2019
2. Proposals are requested for complete architectural design services as indicated by AIA Document B 151 – 1997. All construction will comply with city ordinances, building codes, and applicable state laws. Additional provisions are incorporated into the agreement by the U.S. Department of Housing and Urban Development (HUD). Complete package of the *Request for Proposals* (RFP) can be requested by contacting Nathan Ferreira, Project supervisor at ferreira@monroecountyhabitat.org
3. Project location for architectural services is at 700 W. Guy Ave, Bloomington, IN 47403. The NE corner of the site is located where W. Cherokee Drive dead ends and north of where S. Bernard Drive dead ends, see the attached site plan. Parcel number 53-08-08-100-115.000-009. The total estimated cost of home construction is \$4,500,000. This cost is based on Habitat's average construction costs for sixty units. The estimated cost of architectural services is \$50,000.
4. The following is a brief narrative description of the project:

Habitat for Humanity of Monroe County is planning its third neighborhood in Bloomington, IN. Osage Place will be built on a 12 ½ acre lot on the SW side of Bloomington, directly east of RCA Park. The neighborhood will consist primarily of single family homes with 2, 3, 4 and 5 bedrooms on reduced lot sizes allowable through the Affordable Housing Standard in Bloomington's current Unified Development Ordinances. Habitat plans fifty to sixty units and will consider design options beyond single family homes (i.e. duplexes, triplexes, etc.) Architects are encouraged to propose plans that allow for the incorporation of Zero Energy Ready homes.
5. Inquiries regarding this RFP should be directed to Nathan Ferreira, Corporation Representative, at: (812) 331-4069, ferreira@monroecountyhabitat.org. Corporation offices (not the project site) are located at 213 E. Kirkwood Ave., Bloomington, IN 47408.
6. Interested architects should visit the project site to become familiarized with the local conditions. A pre-proposal conference with the corporation will be scheduled for interested architects.
7. Neither the City nor HUD nor any of their respective employees are or will be a party to this RFP or resulting Contract. This procurement will be subject to regulations contained in Title 24 of the Code of Federal Regulations Part 84, "Grants and Agreements with Institutions of Higher Education, Hospitals, and Other Nonprofit Organizations," §§ 84.41.through 84.48.
8. The proposal should include a statement describing services to be provided, a schedule for completing various phases of the project, and the maximum service fee for the estimated cost of construction. Architect qualifications, experience, and references should be included with the proposal. Attention should be called to accessibility requirements under the Americans with Disabilities Act (ADA).
9. Architect's attention is called to professional liability (errors and omissions) insurance requirements of at least \$1,000,000.
10. Corporation is encouraging minority- and women-owned firms to submit proposals for this project.
11. Corporation reserves the right to reject any or all proposals and to negotiate with the most advantageous proposals.

REQUEST FOR PROPOSALS
FOR ARCHITECTURAL DESIGN SERVICES
Habitat for Humanity of Monroe County

