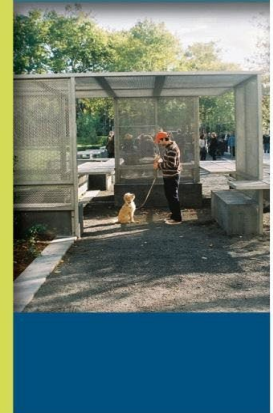




Philadelphia  
Redevelopment  
Authority



# Request for Qualifications (RFQ)

## Pre-Qualified General Contractor List

February 4, 2019

**Table of Contents**

1. Application Process ..... 2

2. Program Background and Description ..... 2

3. Submission Requirements ..... 3

4. Evaluation/Selection ..... 4

5. Events of Disqualification ..... 4

6. Reservation of Rights ..... 5

**Attachments:**

- A. Certificate of Non-Indebtedness
- B. Tax Clearance and Conflict of Interest Form
- C. Insurance Requirements
- D. Application



# 1. Application Process

The Philadelphia Redevelopment Authority ("PRA") is pleased to issue this Request for Qualifications ("RFQ") seeking qualifications ("Qualifications") from general contractors ("GCs") and construction management firms ("CMs") (GCs and CMs, together, "Respondents") interested in becoming pre-qualified as PRA qualified cost containment contractors.

## Questions

All questions and requests for additional information should be directed in writing to [RFP@PRA.Phila.gov](mailto:RFP@PRA.Phila.gov). Questions will only be accepted until March 15, 2019 at 4:00 P.M. Questions and/or requests for additional information and the PRA's responses to them will be posted on the PRA website.

## Submission Deadline

Respondents may submit Qualifications by March 29, 2019 at 3:00 P.M.

## Submission Process

Qualifications submission will be accepted in either of the following:

1. Online Submission – via PRA's website (<http://www.philadelphiaredevelopmentauthority.org/>); or
2. Hard Copy Submission – Submit 3 original copies of the Qualifications and one electronic copy on a USB Flash Drive to the PRA via hand delivery or registered mail. Files on the USB Flash Drive may only be in Microsoft Word or Adobe PDF. Respondents may hand deliver or send proposals via registered mail to: Darci Bauer, Philadelphia Redevelopment Authority, 1234 Market Street, 16th Floor, Philadelphia, PA 19107.

# 2. Program Background and Description

The PRA is the City of Philadelphia's (the "City") implementation arm for community development, charged with leveraging the City's assets to provide redevelopment opportunities and to create and preserve affordable housing.

The PRA seeks qualified and certified Respondents for inclusion on the PRA's prequalified list ("PQL") of construction professionals interested in performing work on behalf of developers for mid-size and large residential and mixed-use projects (minimum project size of approximately \$10M). To contain the cost of publicly funded affordable housing developments, the PRA created a Cost Containment Policy ("CCP"). In accordance with the CCP, developers may be required to notify those Respondents on the PQL to competitively bid on projects. Developers may solicit GCs and CMs outside of the PQL, but must in any event solicit the firms on the PQL.

Due to the public financing invested in the projects, Respondents should be aware of the following:

- The PRA projects may include requirements set by U.S. Department of Housing and Urban Development ("HUD") and/or by the Commonwealth of Pennsylvania and/or City.
- Projects may require payment of prevailing wage rates and wage monitoring, including submission of certified payrolls.
- Projects will require an Economic Opportunity Plan and monitoring of inclusion goals on a regular basis.



Respondents included on the PQL must demonstrate their familiarity with the above-listed components or ability to carry out jobs with any of the above-listed components.

The PRA strongly encourages certified Minority ("MBE"), Women ("WBE") and Disabled ("DSBE") owned business enterprises (collectively "M/W/DSBE") to submit their Qualifications to become part of this PQL.

Qualification of Respondents for the PQL will be based on the following criteria:

- Appropriate licenses or certifications held by the Respondents
- Single and aggregate bonding capacity
- Track record in developing residential and/or mixed-use projects of scale in Philadelphia, which may include subsidized or unsubsidized affordable housing
- Size and complexity of completed projects
- Past performance on PRA projects, projects involving other government entities, and/or projects which include M/W/DSBE compliance and/or prevailing wage compliance
- Financial capability

Listing on the PQL in no way ensures the award of contract work and PRA reserves the right to limit solicitation to select bidders. The information provided within this application is for PRA pre-qualification purposes only. Additional and/or different standards may be required for each affordable housing project approved by the PRA and that is put out for bid to the firms on the PQL.

### 3. Submission Requirements

Responses to this RFQ must contain the information described below and conform to the following format:

**A. Pre -Qualification Application for Housing Construction Contractors and Managers Forms**

A copy of the application is attached as Attachment D.

**B. Certificate of Non-Indebtedness**

All Qualifications submitted in response to this RFQ must contain a fully executed Certificate of Non-Indebtedness to the City. A copy of this Certificate is attached as Attachment A.

**C. Conflict of Interest Form and Tax Certification Form**

All Qualifications submitted in response to this RFQ must contain a fully executed Conflict of Interest and Tax Status Certification form. A copy of this form is attached as Attachment B.

**D. Evidence of Insurance.** A copy of requirements is attached as Attachment C.

**E. Letter from Bonding Company** indicating bonding capacity.



## 4. Evaluation/Selection

PRA will assess Qualifications based on the following criteria for inclusion on the PQL. Respondents who are considered responsive and who have demonstrated their capacity to carry out residential and mixed-use projects of scale within the City, and to follow PRA's requirements and guidelines will be included on the PQL.

1. Appropriate licenses or certifications held by the Respondent
2. Single and aggregate bonding capacity
3. Track record in developing residential and/or mixed-use projects of scale with PRA or other projects in the City, which may include subsidized or unsubsidized affordable housing
4. Familiarity and/or ability to carry out projects that include HUD requirements, prevailing wage monitoring, and/or monitoring of economic opportunity plans
5. Track record in economic inclusion, including meeting or exceeding the City's goals for M/W/DSBE inclusion and engaging diverse workforce on job sites

The disclosure statements and other documentation submitted to PRA are important sources of information upon which PRA may base its decision. Accordingly, any substantive misstatement or omission in any such disclosure statement or documentation shall be sufficient for PRA to reject the Respondent.

## 5. Events of Disqualification

Before pre-qualifying a Respondent within the PQL, the PRA may treat any of the following as an event of disqualification or default:

1. Unilateral withdrawal by the selected Respondent;
2. Material misrepresentation, omission, or inaccuracy contained in any document submitted either as part of the response to the RFQ or subsequent thereto.

### **Remedies**

Upon the happening of an event of disqualification by the Respondent, PRA shall have the right, at its election, to remove the Respondent from the PQL.



## 6. Reservation of Rights

By submitting a response to this RFQ, Respondent affirmatively acknowledges: (i) its acceptance of the terms and conditions of this RFQ; (ii) that the PRA may exercise, in its sole discretion, the following rights; and (iii) the PRA may exercise the following rights at any time and without notice to any Respondent:

1. to reject any and all Respondents;
2. to supplement, amend, substitute, modify or re-issue the RFQ with terms and conditions materially different from those set forth here;
3. to cancel this RFQ with or without issuing another RFQ;
4. to extend the time period for responding to this RFQ;
5. to conduct personal interviews with any Respondent to assess qualification;
6. to request additional material, clarification, confirmation or modification of any information in any information in the response; and
7. each Respondent agrees to indemnify, protect and hold harmless the PRA from any and all losses, injuries, expenses, demands and claims against the PRA or the City sustained or alleged to have been sustained in connection with or resulting from (i) the submission of the Respondent's Qualifications; (ii) the delivery by the Respondent to the PRA of any other documents or information; and (iii) any other conduct undertaken by the Respondent in furtherance of or in relation to the Respondent's proposal. Each Respondent agrees that its duty to indemnify and hold harmless shall not be limited to the terms of any liability insurance, if any, required under this RFQ or subsequent contract.

**The PRA is under no obligation whatsoever to Respondents as a result of this RFQ. The RFQ does not represent any commitment on the part of the PRA to any Respondent. In no event shall the PRA be responsible for any cost, expense or fee incurred by or on behalf of any Respondent in connection with the RFQ. Respondents shall be solely responsible for all such costs, expenses and fees.**

**NOTICE: The PRA is subject to the Pennsylvania Right to Know Law. Any information provided in your response to this RFQ may be subject to disclosure to the public. Documents provided in response to this RFQ may also be required to be disclosed by applicable law, subpoena, and/or court order.**

