



# Request for Qualifications Approved General Contractors / Construction Managers

September 10, 2025



# Purpose of RFQ



Update PHDC's Approved List  
of Contractors/Construction  
Managers



Ensure compliance with Cost  
Containment Policy




Expand opportunities for  
qualified firms





# Who Should Apply

- General Contractors
  - Construction Management Firms
  - Firms currently on the Approved List (must reapply)
  - Firms interested in affordable housing development
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# Monetary Categories

\$0 – \$1,999,999

\$2,000,000 – \$9,999,999

\$10,000,000 – \$35,000,000

Over \$35,000,000

✓ Multiple categories allowed





# RFQ Timeline

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RFQ Posted: Aug 15, 2025

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Questions Due: Aug 31, 2025 –  
11:59 PM EDT

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Virtual Q&A Meeting: Sep 10,  
2025 – 10:00 AM EDT

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Submission Deadline: Sep 28,  
2025 – 11:59 PM EDT

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Selection of Approved Firms:  
Fall 2025 (estimate)





# Submission Requirements

## **A single PDF**

- Cover Sheet (Attachment A)
- Project List (Attachment B, 3 projects minimum)
- Philadelphia Tax Status Certification
- Campaign Disclosure Form
- Financial Statements (last 3 years)
- Licenses & Certifications (incl. M/W/DSBE if applicable)
- OSHA Compliance history
- Organizational Chart & Resumes
- Bond Capacity evidence




# Joint Ventures (M/W/DSBE Credit)

- Certified partner's contact information
- Documentation of active project role
- Joint venture agreement





# Evaluation Criteria

- Financial stability & bonding capacity
  - Experience & qualifications
  - Past performance (projects, OSHA, wage compliance)
  - Pricing & competitiveness
  - M/W/DSBE & Section 3 participation
  - EOP compliance potential
  - Insurance & licensing
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## Scoring Rubric

- **Total: 100 points**

Category	Points
Contractor Qualifications & References	0–20
Financial Capacity & Risk Management	0–10
Pre-Qualification Status	0–10
Bonding Capacity & Financial Stability	0–10
Section 3 & M/W/DSBE Participation	0–15
Past Performance on PHDC Projects	0–10
Compliance with Wage Standards	0–10
Timeline Adherence	0–10
Conflict of Interest Management	0–5





# Key Requirements

Cost Standards:  
Align with PHFA  
benchmarks

EOP Goals: 35%  
M/W/DSBE  
participation  
(target)

Contingency  
Standards: 5% new  
construction, 10%  
rehab

Design Standards:  
Visitability,  
accessibility,  
sustainability

Bonding: 100%  
Payment &  
Performance

Fee Limits: 6% GR,  
2% OH, 6% profit





# Events of Disqualification

Withdrawal or  
failure to execute  
agreements


Misrepresentation  
or omissions

OSHA / L&I  
violations

Safety issues on  
prior projects


Fraudulent or  
inflated  
invoices/change  
orders

Unethical billing  
practices





# Submission Instructions

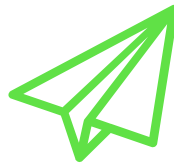
- Submit single PDF with all documents in order
  - Send via email: [PHDCHousingFinance@phila.gov](mailto:PHDCHousingFinance@phila.gov)
  - Deadline: Sep 28, 2025 – 11:59 PM EDT
  - ⚠ Incomplete or late submissions may be disqualified
- 



# Q&A



Questions due: Aug 31, 2025



Email:  
[PHDCHousingFinance@phila.gov](mailto:PHDCHousingFinance@phila.gov)



Responses posted online: Sep 17,  
2025





Thank you for joining us in today's RFQ  
briefing and we appreciate your  
dedication to affordable housing!