

REQUEST FOR QUALIFICATIONS (RFQ)

Construction Management Services & Residential Rehab

Growing Together is seeking outlines of qualifications from professional qualified construction management and residential rehab firms to provide residential rehab and renovation services for its growing residential portfolio of homes. Growing Together will interview the most qualified respondents February 24, 2021 through March 10, 2021.

GENERAL INFORMATION

Growing Together, is a local community quarterback, based in the Kendall-Whittier neighborhood. Growing Together's mission is to, "Create pathways for children to break the cycle of poverty through education, community vibrancy and the built environment". Simply put, Growing Together helps to guide and support community members, organizations and funders to collaboratively create vibrant communities, where children live, learn and thrive.

Key to its core mission is housing. Since its inception, Growing Together has partnered to inject new mixed-income housing and commercial development, in Kendall-Whittier, to ensure economically diverse families live and invest in the neighborhood. From 2016 to present, Growing Together continues to partner with the best affordable housing and market housing developers to create quality housing opportunities for families of all income levels.

Beginning in 2020, Growing Together expanded its partnerships and developed an in-house affordable housing product - the MINT (mixed-income neighborhood trust). Through the rehab and renovation of existing single family and multifamily housing stock, the MINT creates new opportunities for affordable housing development, that establishes renter stability now and into the future. Fundamentally, Growing Together's aim is to ensure that Kendall-Whittier becomes Tulsa's inclusively grown neighborhood of choice.

SCOPE OF SERVICE EXPECTATIONS

A qualified, construction manager and rehab/renovation firm, under the direction of Growing Together and the Mixed-Income Neighborhood Trust (MINT), at minimum, shall be expected to do the following:

- Agree to operate in good faith and act in accordance with the mission and vision of Growing Together, a non-profit organization
- Conduct business in an open book manner with Growing Together, it's Board and the KW MINT
- Comply with Growing Together and the KW MINT's Guaranteed Maximum Pricing structure for the renovation of properties acquired through the KW MINT
- Act as the Construction Manager of record for the KW MINT
- Obtain and maintain construction property insurance for rehab/renovation properties within the KW MINT portfolio
- Detail all work to be self-performed, and provide the names, work and contact information for all potential subcontractors
- Ensure that all subcontractors are licensed and/or bonded
- Establish a renovation scope of work and rehab budget for each property
- Provide a 1-year warranty for all work performed

- Provide signed lien releases for all subcontractors and work performed on KW MINT properties
- Execute a Master Services Agreement with Growing Together and the KW MINT, with exclusive representation within the focus area
- Be willing to work with a preferred list of subcontractors
- Other duties as assigned

SUBMISSION REQUIREMENTS

Each submission should include the following:

1. Title Page – include the construction management/rehab firm’s name, contact person and contact information
2. Table of Contents
3. Qualifications - Provide a brief narrative that explains why your firm is well qualified to perform this work, including prior relevant experience
4. a. References – Provide three (3) references from other entities or clients that you have performed similar work for. Include the reference’s name, title, direct telephone number, and email address.
5. Firm Profile - Provide a brief profile of your firm
6. Organizational Structure - Provide a description of your team’s structure for the response. Include the prime and sub-consultant roles, reporting, and communication structure. Indicate work that you would anticipate subcontracting to others and provide the names of the companies to be used, as well as the individuals that will be assigned to the KW MINT project.
7. MWBE Narrative – State as succinctly as possible how your firm will incorporate Minority and Women-Owned Business Enterprise (MWBE) participation on the contract. MWBE participation can be satisfied by:
 - a. Ownership/partnership of firm
 - b. Use of minorities and/or women as subcontractors
8. Portfolio of Rehabs - Provide a portfolio of firm’s rehab/renovation work, similar to the size and scope of the KW MINT (40-door residential property portfolio)
9. Supplemental Information – Please provide any other information which you believe is pertinent to Growing Together and the KW MINT’s consideration of your firm. Please limit your response to this question to no more than one (1) page.

Qualifications must be submitted to info@gttulsa.org no later than 5 p.m., CST, February 23, 2021. Proposals will not be returned.

RESPONSES

Responses to this RFQ will be evaluated by a selection committee. The selected respondent(s) will be chosen based on the evaluation criteria listed above. Growing Together reserves the right to verify the accuracy of all information submitted. One or more respondents may be asked to meet with the selection committee in a formal interview process.

Growing Together shall be the sole judge as to which respondent(s) meet the evaluation criteria. Growing Together reserves the right, at its sole discretion, to reject any or all responses received, to waive any submission requirements contained within this RFQ, and to waive any irregularities in any submitted response.

Once Growing Together and the KW MINT establishes the pool of qualified construction management and rehab/renovation firms, Growing Together and the MINT intend to solicit proposals from the pool; however, Growing Together preserves the discretion to select one firm, directly from the pool. Growing Together will notify the selected construction management services and rehab/renovation firm of a contract award in writing and the selected firm will be required to enter into a contract within two (2) weeks of notification. If the successful respondent is unwilling or unable to execute the contract, Growing Together has the right to request another respondent from the pool to enter into the contract with Growing Together.

The respondent acknowledges by submitting information and proposals to Growing Together that Growing Together does not undertake any obligations and shall have no liability with respect to this RFQ, and responses thereto, nor with respect to any matters related to any submission by a respondent.

QUESTIONS

All questions regarding this RFQ should be submitted to, and will be answered by, info@gttulsa.org.