

**General Contractor Selection  
Request for Qualifications & Cost Estimate**

**SAHA**  
Sunflower Hill at Irby Ranch

Satellite Affordable Housing Associates (SAHA) requests a review of your qualifications and a construction hard cost estimate to select a general contractor to build Sunflower Hill at Irby Ranch in Pleasanton. Interested applicants should notify SAHA of their intention to submit qualifications by Friday August 10, and **submit final proposals by Monday August 20** via email to Ruben Farias.

Questions? Please contact Ruben Farias at (510) 809-2772 or rfarias@sahahomes.org

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**QUALIFICATIONS:**

Please submit the qualifications of your company in **no more than 15** pages. In your submittal please include the following:

1. Cover Letter
2. General company information (include contractor license number)
3. Examples of at least five (5) new construction multi-family residential projects. Please include the project name, address, developer, size, construction cost, date completed, and owner and architect references.
4. SAHA will partially fund this development with Alameda County Measure A1 Bond proceeds. Please see the local jurisdiction wage and hiring requirements which are sections VIII & IX of the Rental Housing Development Policies for the Alameda County Measure A1 fund available here:  
<https://www.acgov.org/cda/hcd/documents/FINALRentalDevelopmentPolicies.pdf>
5. Describe expertise with these requirements and mention if your firm is a minority-owned, women-owned, locally owned, or small business.
6. Expertise in building projects with commercial kitchens.
7. Any litigation, lawsuits, or judgments, within the last 10 years, current or pending, that your firm is involved in
8. Please answer yes or no to the following questions. Also, feel free to provide clarifying information :
  - a. Our firm is listed on the federal debarment list?
  - b. Our firm is open to a Stipulated Sum contract.
  - c. Our firm is open to a GMP contract.

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- d. We understand that 100% of project savings will be returned to Owner.
9. Please indicate whether your firm can provide the following desired pre-construction services. Furthermore, describe additional pre-construction services your firm offers that are not listed below:
- a. Feedback and evaluation of design, material and building system constructability and options to achieve budget and schedule. Identify long lead times and labor issues.
  - b. Detailed construction cost estimate and construction schedule at the completion of Design Development and at the completion of the 95% Construction documents. If costs have a variance of more than 5% from one estimate to another, provide documentation for the reason for the cost change.
  - c. Meetings with the Design Team and Owner on a regular basis during the design phase. Attend meetings with city building department officials as needed.
  - d. Complete bidding services for the work. Prepare lists of potential subcontractors and vendors. Conduct competitive bidding by pre-qualified bidders. Prepare bid instructions, bid alternates, pre-bid job walks, and bid results. Ensure bids include complete scope of work specified.
  - e. Value engineering as needed.
  - f. Participation in Green Charrette to satisfy GreenPoint Rated goals.
  - g. Guaranteed Maximum Price based upon 95% Construction Documents.
10. Please provide two or more references

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**COST ESTIMATE:**

Please prepare a construction hard cost estimate based on the 100% DD plan set available for download here: <https://bit.ly/2vmvhD3>

SAHA anticipates starting construction approximately March 1, 2019. Please assume that start date.