



# STANLEY 98 RFQ FOR ARCHITECT QUESTIONS AND ANSWERS

## **Question 1:**

The zoning maps show this site to be zoned OA-MS, which means Original Aurora - Main Street, but the Unified Development Ordinance does not include this designation. My assumption is that it is a Mixed-Use zone (MU-OA-MS) for which the Mixed-Use development standards would apply. Immediately north and south of the site are OA-R-2 zones for which Residential-2 development standards clearly apply, but this site appears to be zoned differently. Is this a Mixed-Use zone?

**Answer: The parcels are zoned MU-OA-MS and the site allows for multifamily housing.**

## **Question 2:**

The City Plat Map appears that this site is actually 10 properties. The diagram on page 2 of this RFQ shows four black boxes, calls out two parcels (A & B), but also has one green box appearing to tie them all together. Is the intent to develop this as all one property (with the alleys and Jamaica Street vacated), two properties (with the alleys vacated) or four properties (which appears to be use-by-right)? If street or alley vacations are intended, has this process been started, or is that intended to be part of the scope of this project? This would not change our ability to do the project, only the amount of time to get the tasks completed.

**Answer: The site development will depend on various factors that include but are not limited to drainage, landscape and parking. Alleys will be vacated and will be part of the project. If possible the site will be built in phases.**

## **Question 3:**

What is the red rectangle labeled "15,012.27sf" in the diagram on page 2 intended to represent? Is that an assumed access from Joliet Street to Ironton Street? Would completing Ironton Street then be part of the scope of this project?

**Answer: This represents the area that will most likely need to be designated as a fire lane and site loop access.**

## **Question 4:**

Is the existing drainage swale between this property and 25<sup>th</sup> Drive to the north intended to remain, so the only existing access to the site is from Joliet Street? Are other access points contemplated?

**Answer: The drainage swale will remain in place. The only access point to the site is from Joliet Street. Ironton St and Jamaica Street are also contemplated as access points.**

**Question 5:**

It appears that the apartments to the south of the site are currently using this property for access/parking. Do they have any agreement/squatters rights with this property that we need to keep in mind?

**Answer: They do not have any agreements in place and will need to be removed once construction starts**

**Question 6:**

The estimated project schedule indicates that Construction Documents are to be completed in November 2024. If the CHFA tax credit award will not be finalized until November 2024, is AHA anticipating that the design team will proceed with CDs at risk to meet the schedule? Is the timeline listed in the RFQ flexible depending on the CHFA application and City review processes?

**Answer: AHA is aware of the discrepancy in the schedule. Tax credit award is in November 2024. After award, the process will start and we are aware that it may take about a year before we can close on financing and start construction. The schedule will depend on City of Aurora review process and the ability to secure financing.**

**Question 7:**

Does AHA have a targeted number of units and unit types to be designed on the site?

**Answer: Unit mix should be from one to three bedrooms. We will leave it to the responding firms to tell us how many units the site can support.**

**Question 8:**

The RFQ mentions that AHA will engage the services of a consulting firm, financial consultant, and owner representative for the project. Will AHA also bring a third-party public engagement consultant on board?

**Answer: Public engagement occurs through the City of Aurora and the mandatory neighborhood meetings during the site plan submittal and approval process.**

**Question 9:**

Does AHA intend to pursue LEED certification for this project in addition to the baseline Enterprise Green Community requirements?

**Answer: Our projects are at least NGBS Silver**

**Question 10:**

Will AHA contract separately for site surveys and geotechnical engineering services, or are those services to be included by the design team?

**Answer: Yes we will**

**Question 11:**

The selection criteria include a line item for Fee (10% weight). Is it AHA's intention for the respondents to include design fees in the RFQ response?

**Answer: It will be helpful if the fee is included to give us an idea what the budget might be**

**Question 12:**

Are both the Profile of Firm and Certification for Business Concerns Seeking Section 3 Preference forms to be completed by the Prime and all sub consultants?

**Answer: Only by the Prime.**

**Question 13:**

What is the size limit for sending the response in an email?

**Answer: The limit is 20MB**

**Question 14:**

Who are the target residents for this project - families or seniors? Is there any additional program in support of the project anticipated to be included on site?

**Answer: The target population will be families. We offer various onsite services to residents**

**Question 15:**

Are site entitlements anticipated to be included as part of the scope of work - lot combinations, alley vacations, etc.?

**Answer: These will be addressed during the site plan process.**

**Question 16:**

Is public engagement anticipated to be included as part of the scope of work?

**Answer: No it does not. Public engagement occurs through the City of Aurora and the mandatory neighborhood meetings during the site plan submittal and approval process.**

**Question 17:**

If the project does not receive CHFA funding in the first round, would there be an opportunity to reapply in the following year, or would the lack of funding effectively halt the project?

**Answer: If funding is not secured, project will be delayed for a year as we are only allowed to apply once a calendar year for tax credits.**

**Question 18:**

You mention that you plan to select a team by April 5, 2024, and aim for 50% SD for the CHFA application by May 1, 2024 (Phase 1), but you don't plan to submit until August. Do you believe that the timeframe from April 5 to May 1 provides adequate time to reach 50% SD? –

**Answer: We will need schematic design to be presented to CHFA before August 2024 submission**

**Question 19:**

When do you anticipate contract negotiations taking place?

**Answer: As soon as we select a firm, but all future work will be dependent on tax credit award**

**Question 20:**

What activities are planned for the project between May and August? –

**Answer: Due diligence items required by CHFA for LIHTC submission in August**

**Question 21:**

RFP mentions GC selection in Phase 2, which is schedule to occur after CHFA approval. How do you intend to generate the project budget for the CHFA Application in August?

**Answer: Budgets are created based on rough pricing from GC so we can generate numbers.**

**Question 22:**

When are Site Plan (Entitlement) activities scheduled to occur?

**Answer: After tax credit award.**

**Question 23:**

Also, under Phase 2, you indicate a progression from 50% SD (paused in May) to Permit Documents between November and January. When does the Design Development Phase occur in your schedule?

**Answer: This process will most likely take a year beginning in November 2024**

**Question 24:**

Should the design team include survey as part of this or will Owner provide?

**Answer: Not at this point**

**Question 25:**

Should low voltage be included as part of the design team or will that be under the owner.

**Answer: Ideally yes as it is easier to coordinate, but not a requirement**

**Question 26:**

Is \$1M/\$2M aggregate for Professional Liability/Errors and Omissions acceptable?

**Answer: All insurance questions will be addressed at contract negotiations**

**Question 27:**

Does AHA have a density they are trying to achieve on the site?

**Answer: The site allows for about 28 dwelling units per acre**

**Question 28:**

The RFQ states that the design will *conform to the surrounding community*, the neighboring community is made up mostly of single-family homes and small apartments with 2-6 units in them. Is AHA looking for a certain typology of multifamily housing, such as quad-plex, walk-up apartments, low-rise?

**Answer: The intent is to build a 4 story elevator building as the City of Aurora is asking to maximize the site**

**Question 29:**

The RFP states that funding will not be confirmed till November and that we should not proceed past 50% SDs until funding is awarded. The due date for completed CDs is also November, if we are to proceed with to have CDs completed by November, is the desire to have the design team proceed before funding is awarded or is their flexibility in the May 2025 construction start date? Please provide clarity on the design schedule.

**Answer: I realize that there is some discrepancies in the RFQ in regards to dates. LITHC application in Aug 2024 with awards coming in November 2025. It will most likely take a year to close, so construction start might not be until fall 2025. City permuting process is the driving factor after an award of Tax credits. CHFA requires that construction starts within 12 months of tax credit award.**

**Question 30:**

Are any streets or alleyways anticipated to be vacated by the city between the 4 lots?

**Answer: there is a drainage easement already on all 3 alleys – Joliet Street, Ironton Street and Jamaica Street.**

**Question 31:**

You note that you would like a Concept Feasibility and 50% SD Design set completed by May 1, 2024 – could you confirm when the RFP will be issued, and when a firm will be selected? We anticipate getting to that stage would take at least 6 weeks of work for the team, and are curious your timeline for when a team would be given the go-ahead?

**Answer: The design timeline will fluctuate based on the City of Aurora and their review times, but the team will be selected immediately after interviews**

**Question 32:**

You note in the RFP that “Any payments for further architectural design (past 50% SD) hinge on an award of a 4% credit.” You then note further in the RFP that you would like Construction Documents completed by November, 2024 (and elsewhere you note January, 2025 for that deadline). It is our experience with CHFA that we will learn who gets funded in November, 2024. If we start work from 50% SD to 100% Construction Documents at the end of November, which traditionally takes 5-7 months depending on the complexity, we would anticipate not having Construction Documents until potentially September. Could you please advise your thought process regarding this timeline? Is the architect expected to continue work at risk between LIHTC application and funding?

**Answer: The schedule in the RFQ is slightly wrong. Tax credit award is in November 2024. If awarded, we will start the closing and design process which typically takes a year.**

**Question 33:**

Is AHA open to Photovoltaics or a geo exchange systems?

**Answer: We are open to new ideas**

**Question 34:**

Since Aurora signed on to prop 123, and in regards to the commitment to a 90-day review time for affordable housing projects by 2027, we are curious if Aurora plans to launch an expedited review process ahead of the mandated timeline. Additionally, we would like to inquire about the possibility of enrolling our project in the program as a pilot initiative.

- a. Does the City of Aurora already have an expedited review process for Affordable Housing projects?

**Answer: There is no expedited timeline for affordable housing in Aurora. I do not believe projects can be signed up as pilot initiatives as the City have their process laid out.**

**Question 35:**

Regarding item 2Da, Basic Services indicate one review of contractor's submittals. Should we target two reviews, or will additional reviews be provided as an additional service?

**Answer: This will be discussed during contract negotiations**

**Question 36:**

In section 4, it's mentioned that "AHA will engage the services of a consulting firm." Could you specify the type of consulting firm required?

**Answer: We contract a financial consultant, an owner's rep.**

**Question 37:**

Should the submittal be emailed directly or uploaded to a specific platform?

**Answer: Submittals should be emailed directly to [mpetrov@aurorahousing.org](mailto:mpetrov@aurorahousing.org)**

**Question 38:**

Are there alternative funding sources available?

**Answer: Alternative funding sources are very limited**

**Question 39:**

Will the project wait to reapply the following year if LIHTC funding is not secured?

**Answer: Most likely yes**

**Question 40:**

At what phase in the design should the project be prior to LIHTC application?

**Answer: Schematic design with unit and floor plans for CHFA review**

**Question 41:**

Will AHA engage with a consultant to provide project pricing throughout the design process?

**Answer: Yes**

**Question 42:**

Will we be expected to provide onsite water quality and detention with this development or is there a regional facility for the site?

**Answer: The City of Aurora drives this decision. The intent to avoid on site detention and look for alternatives**

**Question 43:**

Does AHA intend for improvements to Jamaica Street and Ironton Street? The existing conditions do not match the provided plat. There is currently no access to the site from Jamaica and Ironton Street.

**Answer: Yes improvements are necessary for fire lane and site access**

End of Document

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