

Sudbury Housing Trust
SUDBURY, MASSACHUSETTS
REQUEST FOR SERVICES

The Sudbury Housing Trust (“Owner”), a municipal entity under MGL C44,S 55C, requests proposals from licensed architects and/or qualified parties for the review of construction documents and plans for a small community housing development project at 278 Maynard Road, in Sudbury Mass, preparation of revision recommendations of those plans and the preparation of estimated construction costs.

The current planning parameters for the project include building three units of housing for sale to households earning up to 100% of the Area Median Income. The current project design has received a Comprehensive Permit under MGL 40B which included engineering plans and conceptual architectural plans. These plans include a full set of engineering plans with site and septic design, as well as architectural plans with elevations and floor plans. The property has been tested for on-site septic supporting up to 10 bedrooms.

This scope of work includes review and value engineering to the current design, development of additional schematic alternatives, and the preparation of estimated construction costs for each of the selected design options.

The final deliverables will be made available by hardcopy and electronic means to the Sudbury Housing Trust. These deliverables are further described below.

Deliverable 1: Review of Current Conceptual Plans. Development of up to three (3) schematic architectural and engineering alternatives to the existing design; variables to be considered include number of units, unit planning, site design, and site drainage. The review shall include building and energy code compliance.

Deliverable 2: Estimated Construction Costs. Estimated costs for construction are to be provided for all options selected by the Trust and should assume a design/build method of construction. Proposals should include the name of qualified cost estimator or licensed contractor who will review the estimates prior to presentation to the board.

Deliverable 3: Meetings with the Sudbury Housing Trust. The project will require three daytime meetings with the Sudbury Housing Trust, including an introductory meeting, a working meeting with members of the Sudbury Housing Trust, and a Final Presentation to the Trust. The proposal should include hourly fees for additional meetings.

The responder must possess the following minimum qualifications:

- 1) Current Massachusetts registration and licensing in all applicable disciplines, including Architecture;
- 2) Thorough knowledge of the Massachusetts State Building Code;
- 3) Prior construction experience with either affordable housing or multi-family development.

Indications of interest will be accepted at the Department of Planning and Community Development, Flynn Building, Town of Sudbury, 278 Old Sudbury Road, Sudbury, Massachusetts 01776, until 1 p.m., **October 12, 2012**. The project is expected to commence immediately upon award and is expected to complete before December 31, 2012, or at such time is mutually agreed.

The proposal shall include the hourly rate, estimated expenses, and a proposed ‘not to exceed’ amount, as well as one reference.

Contact Beth Rust at (978) 639-3388 for more information.