



The Arbors at South Crossing formerly Smith Homes (North Side)

Contractor Partner RFQ Pre-Proposal Meeting

December 15, 2022

GREENSBORO
HOUSING
AUTHORITY

The Arbors at South Crossing

Introduction:

- GHA / GHMC (Sponsor) requests an experienced **Construction Contractor Partnership TEAM** to be part of the design and construction team to site redevelop and construct new multifamily housing units:

21.97
Acres

3 PHASES: →

1
Infrastructure

42
Senior Units

116
Multifamily
Units

- Current design and construction team consist of: →

**Cline
Architects**

**Timmons
Group**

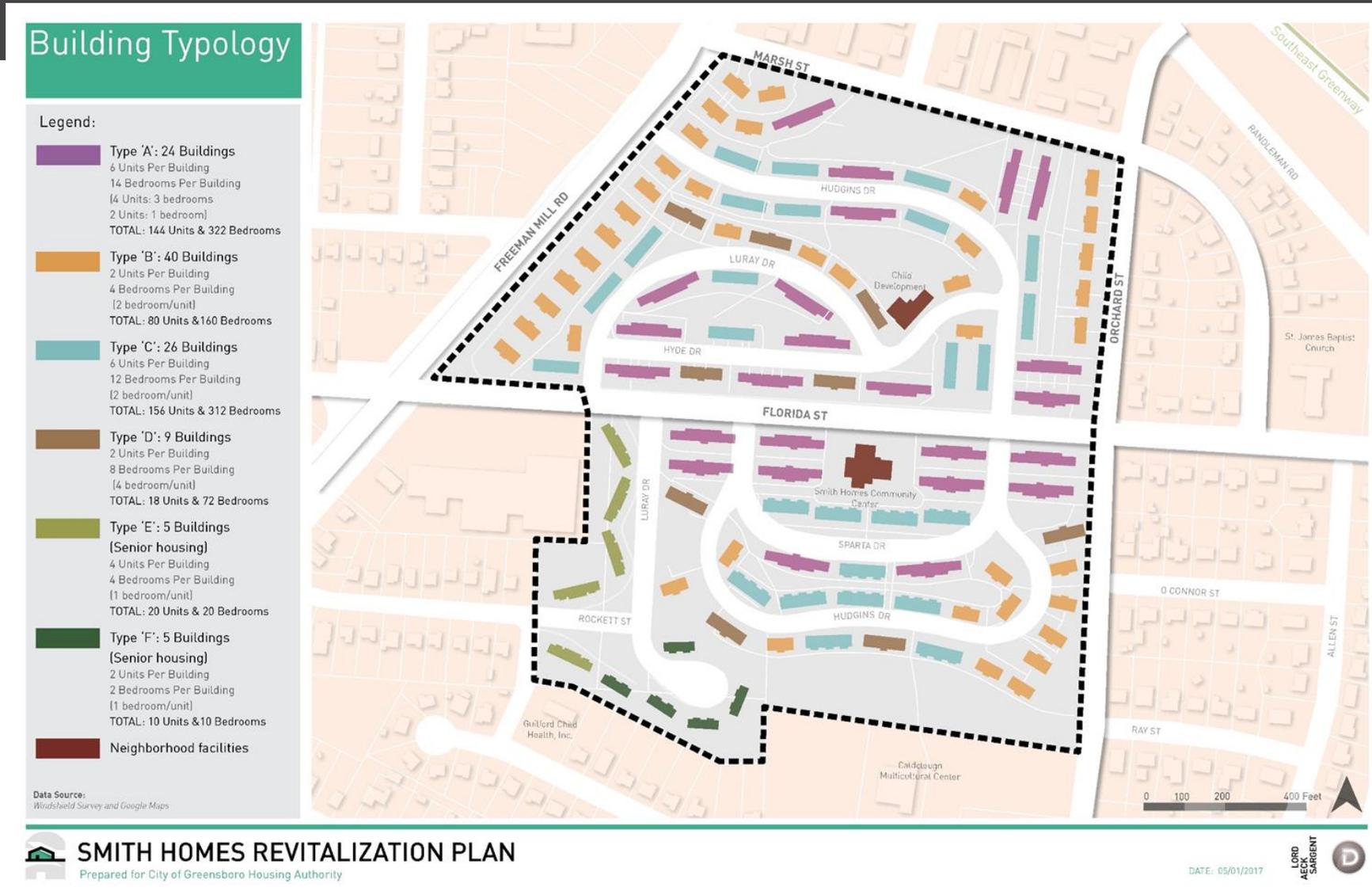
HISTORICAL AERIAL VIEW – SMITH HOMES SITE



- **430 Units across 50 acres**
- **30 units built in 1964 for seniors**

Built in 1950 for white families
Major modernization from 1992 to 1997

EXISTING SITE PLAN & BUILDING TYPES

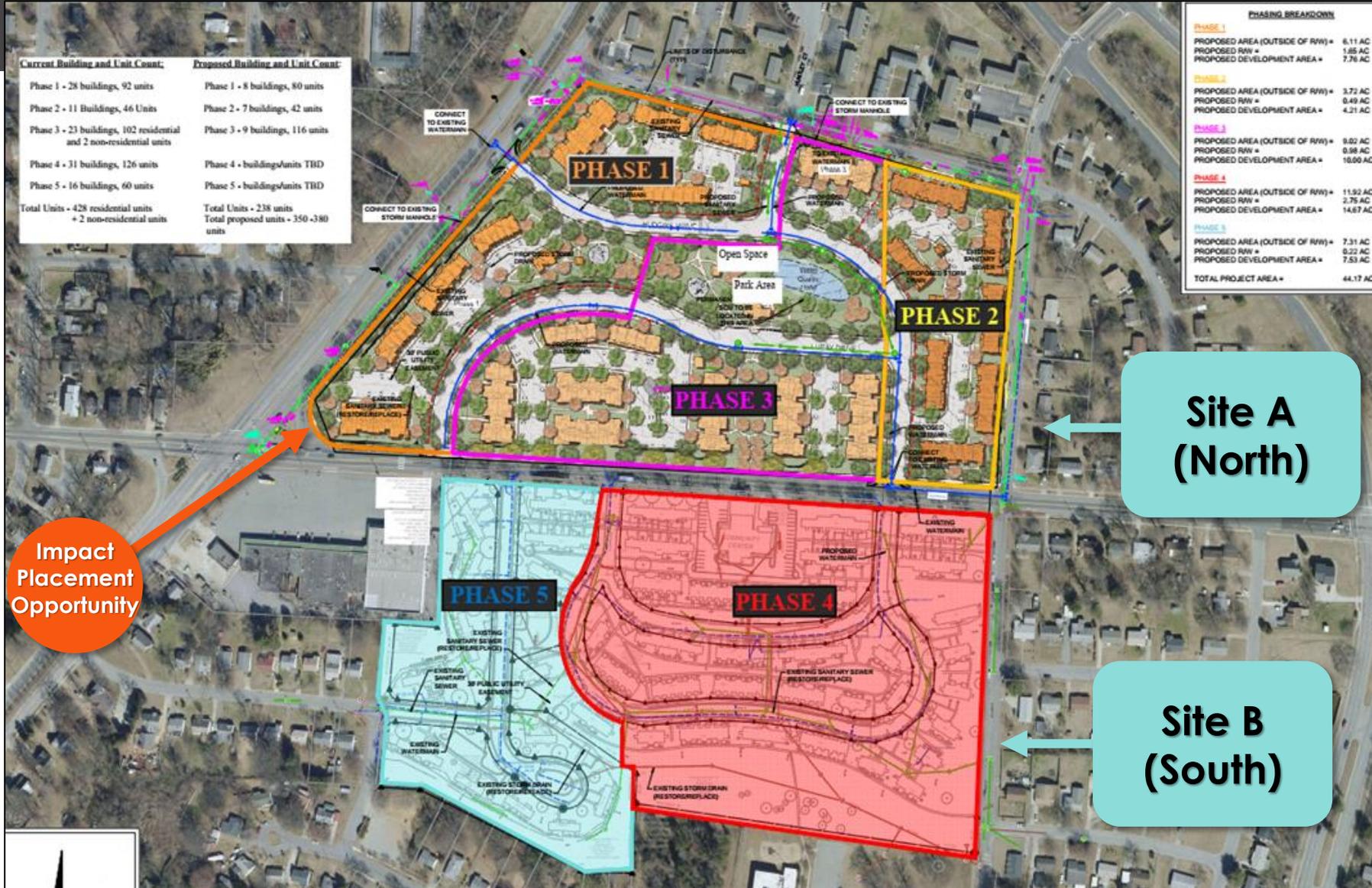


Smith Homes

**Demolition Started:
NOVEMBER 2022**



PLANNED DEVELOPMENT



Current Building and Unit Count:	Proposed Building and Unit Count:
Phase 1 - 28 buildings, 92 units	Phase 1 - 8 buildings, 80 units
Phase 2 - 11 Buildings, 46 Units	Phase 2 - 7 buildings, 42 units
Phase 3 - 23 buildings, 102 residential and 2 non-residential units	Phase 3 - 9 buildings, 116 units
Phase 4 - 31 buildings, 126 units	Phase 4 - buildings/units TBD
Phase 5 - 16 buildings, 60 units	Phase 5 - buildings/units TBD
Total Units - 428 residential units + 2 non-residential units	Total Units - 238 units Total proposed units - 350 -380 units

PHASING BREAKDOWN	
PHASE 1	
PROPOSED AREA (OUTSIDE OF RW) =	6.11 AC
PROPOSED RW =	1.85 AC
PROPOSED DEVELOPMENT AREA =	7.76 AC
PHASE 2	
PROPOSED AREA (OUTSIDE OF RW) =	3.72 AC
PROPOSED RW =	0.49 AC
PROPOSED DEVELOPMENT AREA =	4.21 AC
PHASE 3	
PROPOSED AREA (OUTSIDE OF RW) =	9.02 AC
PROPOSED RW =	0.98 AC
PROPOSED DEVELOPMENT AREA =	10.00 AC
PHASE 4	
PROPOSED AREA (OUTSIDE OF RW) =	11.92 AC
PROPOSED RW =	2.75 AC
PROPOSED DEVELOPMENT AREA =	14.67 AC
PHASE 5	
PROPOSED AREA (OUTSIDE OF RW) =	7.31 AC
PROPOSED RW =	0.22 AC
PROPOSED DEVELOPMENT AREA =	7.53 AC
TOTAL PROJECT AREA =	44.17 AC

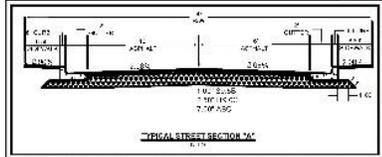
Impact Placement Opportunity

Site A (North)

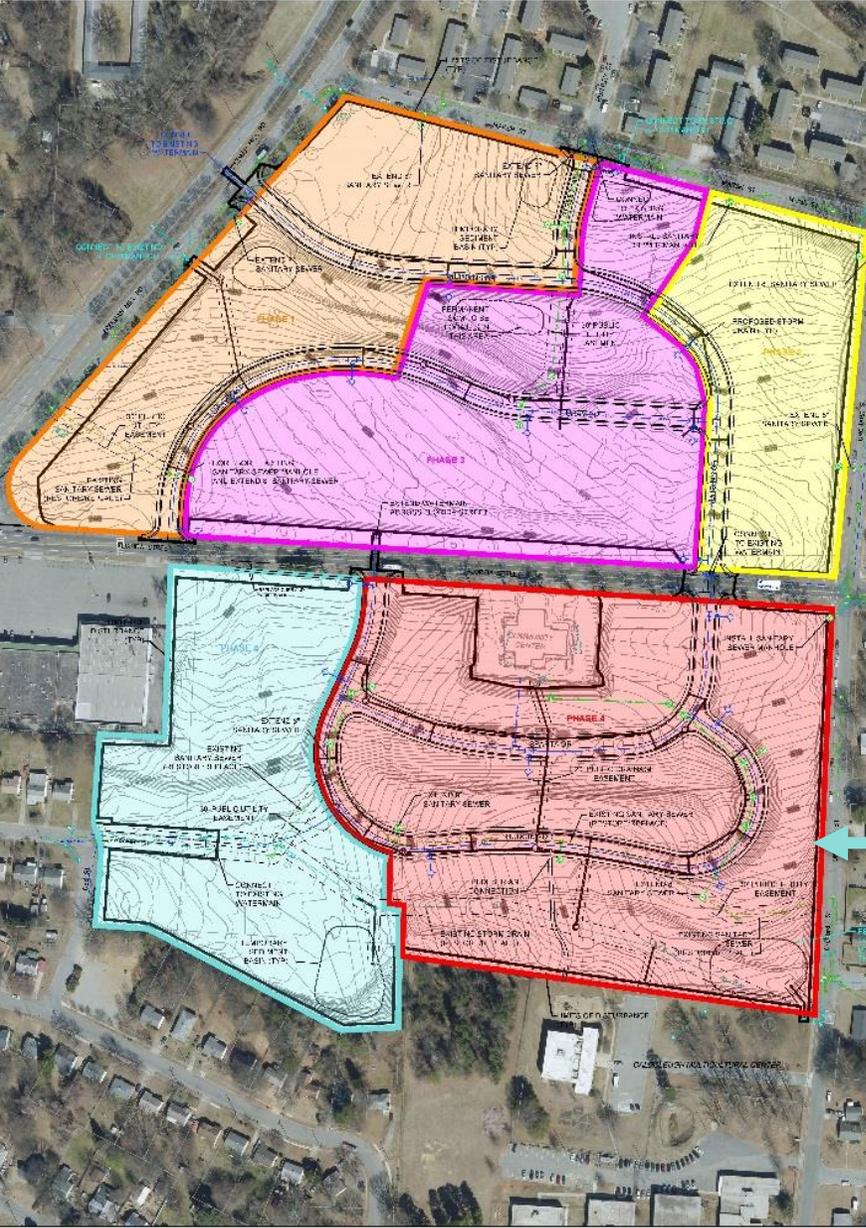
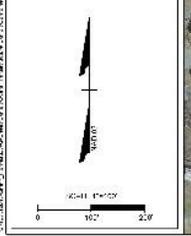
Site B (South)

Infrastructure Plan – City Support

- PLAN OF ACTION:**
1. DEVELOPMENT OF ALL EXISTING BUILDINGS AND INFRASTRUCTURE.
 2. INSTALLATION OF NEW OR REPLACEMENT SANITARY SEWERS FOR EXISTING INFRASTRUCTURE.
 3. REVISION TO ADJUST OVER DEVELOPMENT INTRODUCING PUBLIC INFRASTRUCTURE.
 4. INSTALL STORMWATER, POTABLE WATER, AND SANITARY SEWER SYSTEMS TO CITY STANDARDS.
 5. CONSTRUCT PUBLIC STREETS AND SIDEWALKS TO LOCAL AND CITY STANDARDS.
 6. SUBMIT THE PLAN TO THE CITY AS A PRELIMINARY TO CONSTRUCTION OF SANITARY SEWER PHASES OF DEVELOPMENT PHASES AS APPROVED, OR FOR MORE DEVELOPMENT PHASES TO BE CONSTRUCTED CONCURRENTLY WITH THE EXISTING ACTIVITY OF THE INFRASTRUCTURE FOLLOWING APPROVED ACTIVITY.



- GENERAL NOTES:**
1. ALL SANITARY SEWER LINES SHALL BE 12" DIA. UNLESS OTHERWISE NOTED.
 2. ALL SANITARY SEWER LINES SHALL BE 12" DIA. UNLESS OTHERWISE NOTED.
 3. ALL SANITARY SEWER LINES SHALL BE 12" DIA. UNLESS OTHERWISE NOTED.
 4. ALL SANITARY SEWER LINES SHALL BE 12" DIA. UNLESS OTHERWISE NOTED.
 5. ALL SANITARY SEWER LINES SHALL BE 12" DIA. UNLESS OTHERWISE NOTED.
 6. ALL SANITARY SEWER LINES SHALL BE 12" DIA. UNLESS OTHERWISE NOTED.
 7. ALL SANITARY SEWER LINES SHALL BE 12" DIA. UNLESS OTHERWISE NOTED.
 8. ALL SANITARY SEWER LINES SHALL BE 12" DIA. UNLESS OTHERWISE NOTED.
 9. ALL SANITARY SEWER LINES SHALL BE 12" DIA. UNLESS OTHERWISE NOTED.
 10. ALL SANITARY SEWER LINES SHALL BE 12" DIA. UNLESS OTHERWISE NOTED.



PHASING BREAKDOWN

PHASE	EXISTING AREA (OUTSIDE OF ROW)	EXISTING ROW AREA	EXISTING DEVELOPMENT AREA	PROPOSED AREA (OUTSIDE OF ROW)	PROPOSED ROW	PROPOSED DEVELOPMENT AREA
PHASE 1	7.16 AC	1.20 AC	0.35 AC	8.74 AC	1.65 AC	8.35 AC
PHASE 2	4.00 AC	2.32 AC	4.62 AC	3.55 AC	2.32 AC	4.62 AC
PHASE 3	3.26 AC	2.32 AC	9.88 AC	7.31 AC	2.22 AC	7.32 AC
TOTAL PROJECT AREA	46.06 AC					

Site A (North)

Site B (South)

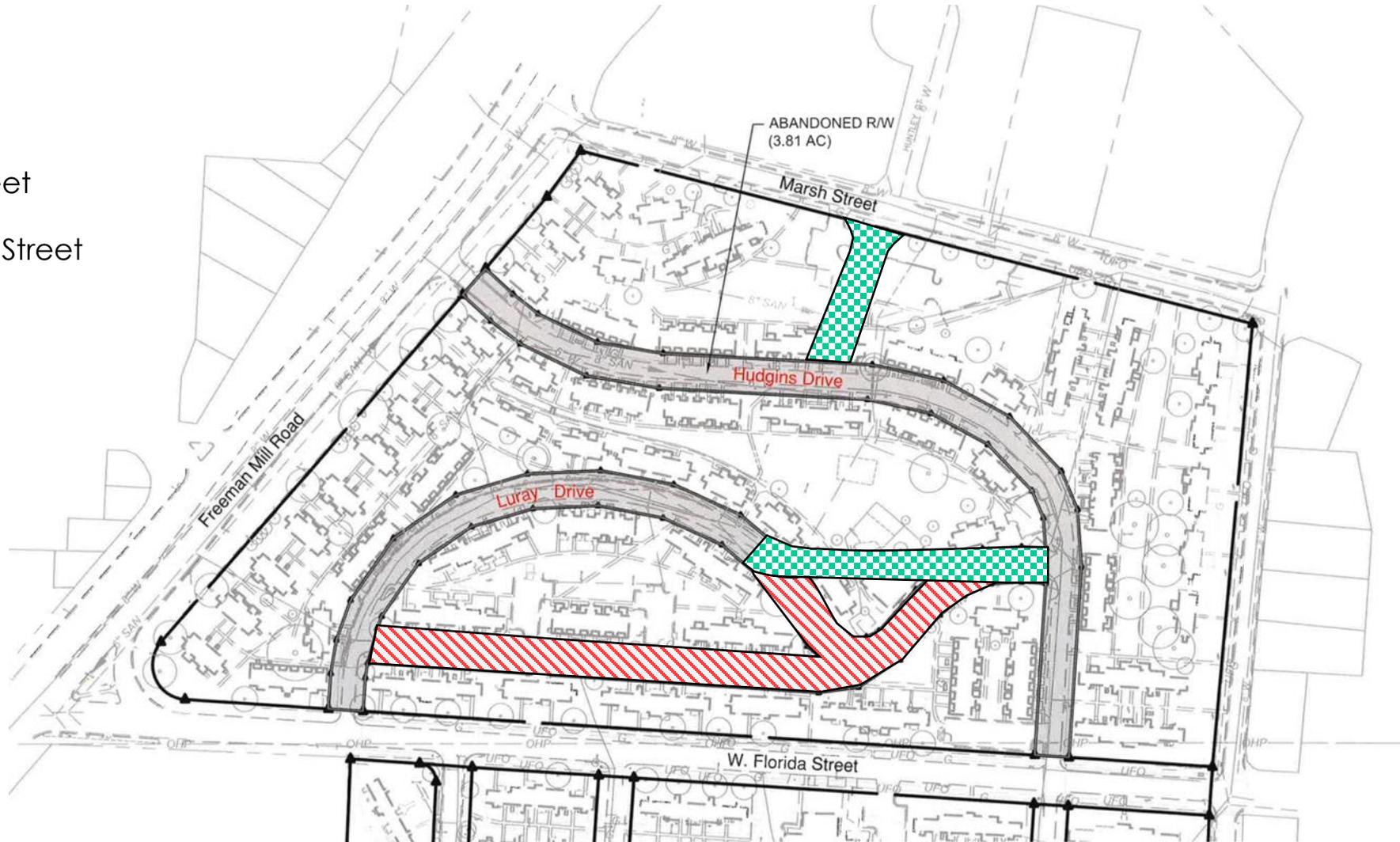
NOT FOR CONSTRUCTION

TIMMONS GROUP
 NORTH CAROLINA LICENSE NO. C-1052
 CITY OF GREENSBORO - DESIGN CONSULTANT
CONCEPT PLAN

DATE: 05/17/2020
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: [Number]
 SHEET NO: [Number]
 TOTAL SHEETS: [Number]

NEW STREET CONFIGURATION & PERMANENT ABANDONMENT/CLOSURE

-  New Street
-  Closed Street
-  Remaining Street



DEVELOPMENT PLAN: PHASE 2: ASC -North

42

Total Units

3.99

Acres



DEVELOPMENT PLAN: PHASE 3: ASC -North



ADJACENT RESIDENTIAL



116
Total Units

9.02
Acres



Scope of Work – Infrastructure & Site Development

Project Scope of work-



Mass grading activities over public right of way and private development area

Installation of stormwater, portable water, and sanitary sewer systems to city standards

Construction of public streets and sidewalks to NCDOT and City standards

Coordination of installation of public and private franchise utility installations

Scope of Work – Building Development/Construction

Phase 2 Vertical Building Construction

42
units

36

1-bedroom / 1 bath 857 square foot senior cottage units

6

2-bedroom / 1 bath 1,039 square foot senior cottage units

6 Accessible Senior Cottage Units

Community Building Space

Laundry Space & Tenant Storage Area

Maintenance Building, Gazebo, Mail Kiosk

Outdoor seating & Raised bed garden plots

Phase 3 Vertical Building Construction

116
units

18

1-bedroom / 1 bath 698-822 square foot units

70

2-bedroom / 1 bath 912-1,213 square foot units

28

3-bedroom / 2 bath 1,265-1,300 square foot units

Community Building Space

Laundry Space & Tenant Storage Area

Maintenance Building, Gazebo, Mail Kiosk

Outdoor seating, Playground & Tot lot

Construction Contractor Partner RFQ Summary

Scope of work-

Stage 1

Pre-Construction
Phase

Stage 2

Construction Phase :
Administration of the
Construction Contract

Project Timing
(Targeted)

Infrastructure – 6 months
Phase 2 (42 units): 10 months
Phase 3 (116 units): 12 months

Submission Materials

Letter of Transmittal

Project Approach
(Plan / Schedule)

RFQ
Questionnaire Form

Est. Project Costs/
Fee Structure

Statement of Firm
Qualifications
(inc. AIA 305 Form)

Financial Statements/
(Inc. list of claims)

Project Team /
Staff Experience
(Inc. Org Chart)

MWBE /Section 3
Commitment
(Inc. Compliance
Forms)

Evaluation Criteria

Experience &
Qualifications
(25 points)

Project Approach
(20 units)

Current Project Status /
Team Financial
Capacity
(20 points)

Fee Structure
(5 points)

Commitment to MWBE
partnership
(30 points)

Section 3 Program
Commitment
(10 Points)

MWBE / Section 3 Participation Goals

❖ Commitment to Minority / Women Business Enterprises (MWBE):

- ✓ MWBE firms team members and joint ventures with MWBEs is encouraged
- ✓ JV certified business owner must include MWBE firms that possess significant interest
 - Decision making / rights
 - Financial Obligation
 - Economic investment – profit, loss, capital (at least 51%)
- ✓ MWBE Ownership Interest will rated and scored:
 - Highest MWBE interest – max points
 - 2nd Highest MWBE interest – half of total points
 - 3rd Highest MWBE interest – quarter of total points
- ✓ Solicitation / participation of MWBE subcontractors is also encouraged

❖ Section 3 Program Participation / Compliance:

- ✓ Section 3 program clause will be part of the respondent's obligation
- ✓ Section 3 hiring program will be the respondent's responsibility (if selected) / GHA Assistance

RFQ Schedule

Request for Qualifications Issuance: December 8, 2022

RFQ response site visits (pre-bid) and questions: December 15, 2022

Last Date for RFQ questions: December 19, 2022 /
Owner Responses to Questions (RFQ Addendum): December 21, 2022

RFQ response due date: starts December 22nd ending January 5, 2023 (by 4:00 pm)

Oral Interviews for finalist: January 11th through 13th

Final Selections within 30 days from Oral Interviews

RFQ Response Submission / Selection Process

Final Proposal Deadline: January 5, 2023 by 4:00pm (via email to jjoseph@gha-nc.org)

Selection Process: Evaluation of the proposals will be conducted per RFQ

Selection Panel may or may not select one or more firms for Oral interviews

Primary objective of oral interview: 1) gain understanding of respondent and 2) assess strengths

GHA Reservation of Rights / Terms and Conditions of RFQ

Bidders Responsibilities

QUESTIONS?

