

Questions submitted 1-31-22 Warren Commons RFQ

1. Under construction services for Relevant Project Experience Matrix in Section F, the items listed are:
 1. Ohio Housing Finance Agency (OHFA) Low-Income Housing Tax Credit experience, including # projects, # of units, and Contract Amounts, if available.
 2. Multifamily residential apartment buildings within a cost range of \$6 million to \$10 million, including project name, location, date completed, developer and developer contact information, if available.
 3. Energy Star Multifamily New Construction documentation experience.
 4. Publicly funded projects that require Project Labor Agreements meeting Lucas County's standard and documentation experience with Federal Davis-Bacon wage rates.
 5. Construction Manager at Risk projects.
 6. Experience working in the City of Toledo.
 7. Staff experience with construction of multifamily tax credit development and specifically the planned superintendent's experience.
 8. The capacity of the CM at Risk for incorporating the project into its existing and planned projects based on the schedule outlined below.
 9. Principal office is located within 25 miles of the project site.

Question: It seems like numbers 1-6 align with the project, but 7-9 could be handled through a write up and not tied to a specific project. Would this be acceptable?

Response: Yes, the format is flexible.

Question: The RFQ mentions various Low Income Housing Tax Credits or HUD Criteria. Will this project be receiving Federal funding, including those from HUD?

Response: We have applied for HOME funds from the City of Toledo. Other sources include Lucas County HOME, HDAP from OHFA, Rental Subsidy, Federal Home Loan Bank, and Ohio Department of Mental Health and Addiction Services.