

Background

Stewardship Development is currently seeking qualified contractors for a competitive proposal on the construction of a multi-family housing facility. The project will be funded, in part, with funds from the Harris County Treasury ARPA Multi-Family Acquisition Program. Stewardship Development seeks organizations that can demonstrate the capacity to assist it in meeting the Program goals of constructing and preserving quality affordable multi-family housing projects, in accordance with Program requirements. For Stewardship Development to be successful, it is important to have strong contractor partners, with a track-record of delivering quality affordable multi-family housing projects. Therefore, Stewardship Development has determined that the competitive proposal process, through this RFP, will be most advantageous to the project and best serve the goals of the Program.

Project Description

This project involves the construction of 72 workforce housing units distributed across two 3-story apartment buildings. Additionally, there will be a separate Community Building that will house a management and leasing office, resident services, an after-school learning center, and a community gathering space. The project site will also feature a playground, two dog runs, a pedestrian walkway system, and designated bike parking areas. Other essential components of the site development include a driveway system serving approximately 110 surface parking spaces, two trash/recycling enclosures, and a stormwater management pond.

Specific Details

- Community Building: The Community Building will have a gross square footage (GSF) of 3,186.
- Apartment Buildings 1 & 2 (Identical Buildings):

Building Area	Each Building	38,950 GSF	Total: 77,900 GSF
Unit Mix	1 Bedroom	10 Units @ 650 SF min	20 Units
	2 Bedroom	24 Units @ 900 SF min	48 Units
	3 Bedroom	2 Units @ 1150 SF min	4 Units
Total	Each Building	36 Units	72 Units Total

Contract type

Competitive proposal

Updated on 3/25/24 RFP schedule is in section 200.

Solicitation Schedule

RFP Documents Available:	March 20th, 2024
Pre-Proposal Conference (Bid Set):	March 25th, 2024
Request for Clarifications Due:	March 28th, 2024
Addendum with comments	April 4th, 2024
Written Proposals Due:	April 22nd, 2024
Notice of Intent to Award:	April 25th, 2024 (estimated)
Contract Negotiation:	April 25th May 1st, 2024 (estimated)
Deadline to submit Intent to Award:	May 3rd, 2024 (estimated)

Note: Stewardship Development reserves the right to change the schedule or terminate the entire procurement process at any time.

Availability of Documents:

Complete sets of RFP documents may be obtained from Stewardship Development. An electronic copy can be obtained by downloading it from <https://stewardship.net/houston-rfp>

Solicitation Contact Information

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