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Title: Award Recommendation for RFQ #CRAX-200029-GD: New Home Builders for Heartwood Neighborhood (B)

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Attachments: 1. 200090A_#CRAX-200029-RFQ-New Home Builders for Heartwood Neighborhood_20200716_20200806.PDF, 2. 200090B_RFQ Advertisement Memorandum_20200716_20200806.pdf, 3. 200090C_RFQ Award Recommendation and Ranking_20200716_20200806.pdf, 4. 200090D_Cianci Construction Redacted Submission_20200806.PDF, 5. 200090E_Elevated Design Submittal_20200806.PDF, 6. 200090F_Flanagan Submittal_20200806.PDF

Date	Ver.	Action By	Action	Result
8/6/2020	3	City Commission	Approved as Recommended	
7/16/2020	1	City Commission	Continued	

Award Recommendation for RFQ #CRAX-200029-GD: New Home Builders for Heartwood Neighborhood (B)

The Heartwood neighborhood development has gained momentum in the last month. The permit for the Model home was issued on June 8, 2020 and construction has begun. In late April, the Purchasing Division of the Budget and Finance Department advertised on *DemandStar* a Request for Qualifications (RFQ) to create a pool of small, local, and diverse home builders to participate in the bidding and construction of the remaining 33 homes at Heartwood. There were three responses to the RFQ, *Elevated Design and Construction*, *The Flanagan Companies Inc.*, & *Cianci Construction* (in the order they are ranked). All three companies are qualified to build in the Heartwood neighborhood and the ranking will need to be presented to the City Commission for final approval before GCRA can move forward with engaging with the home builders on next steps.

At the June GCRA Advisory Board meeting, the Heartwood Home Builders RFQ results were presented and discussed with the Board. The recommendation was approved with an additional recommendation requesting Staff provide different options to help reduce HOA fees for the 11 affordable homes. The GCRA will work on this internally with a goal of returning to the GCRAAB and City Commission with potential solutions regarding the HOA dues for the 11 affordable homes.

Once the home builders are approved by the City Commission, the GCRA Team will begin working with the realty team, construction manager, and home builders on finalizing the marketing and outreach for the homebuyer intake and sales process for the remaining 33 home sites at Heartwood.

Home Builders will be compensated by home buyers. Home construction costs will be cost-neutral for the City, with the exception of the Model Home.

The City Commission: Approve award for Bid #CRAX-200029-GD "New Home Builders for Heartwood Neighborhood."