



Legislation Text

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Heartwood January Update (B)

Scherer Construction is under contract as the Construction Manager At-Risk (CM) to build a mid-range model home and provide preconstruction services. The preconstruction services will include managing the interior/exterior bid specifications and finishes, quality assurance across contractor bidding and management of the bid process for home builders, and providing cost estimates for select site improvements.

Construction of the model home is in its permitting phase currently with a goal of breaking ground in early 2020. Once completed, it will serve as a welcome center and sales office for Team Dynamo, the project Realtor, to assist visitors with tours and answer questions about purchasing a home at Heartwood. The goal of the model home is to serve as a reference guide for the community and interested home buyers, and to set the tone and momentum for the project.

Staff is simultaneously working on 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. The goal is to advertise the RFQ by late January. Once the pool of builders is established and the specifications and pricing packages finalized, Staff will begin the homebuyer intake process.

The next steps will be to work with Scherer Construction to develop a guaranteed maximum price (GMP) for bidding and managing the construction of the remaining 33 homes, establishing the sales price of the homes, executing the select site improvements, and rolling out the Heartwood neighborhood marketing campaign.

None

Hear update from GCRA Staff