**Brockton Housing Authority**

**Request for Proposals for Architectural / Engineering Services**

**Modernization of Campello High-Rise Apartments**

The Brockton Housing Authority (BHA) is requesting proposals from qualified architectural and engineering (A/E) firms, registered in Massachusetts and with relevant experience, to provide professional planning, design, specification writing, construction administration, and project supervision service in connection with the **Modernization of Campello High-Rise Apartments.**

Notice to Proceed is expected in October 2021, with a construction start of June 2023. The anticipated scope of

work includes:

* A thorough evaluation of existing conditions and presentation of a complete **Existing Conditions Report (ECR)** to augment the Capital Needs Assessment completed in February 2021 (a copy is provided as Appendix V).
* The development and submission of a **Feasibility Report** which shall be based on the information gleaned from the ECR and deliver three concept approaches to the development prior to the beginning of Schematic Design. The Report is further detailed on the attached draft contract.
* Assisting with the **Procurement of a Construction Manager at Risk (CMAR)** and collaboration with the CMAR.
* The development of the construction scope based on findings from the Existing Conditions Report, the Feasibility Study, and further analysis through the **Schematic Design Phase** refining the preferred solution to address code, energy, livability, maintenance, budget, and construction issues.
* The development of **Construction and Bidding Documents** that account for phasing and/or sequencing appropriate to partially occupied building during the rehabilitation.
* Comprehensive **Construction Administration** services during the construction phase of the project.
* Participation in resident meetings, meetings with the City, and neighborhood review forums as enumerated herein.

The initial estimated construction budget is $90 million with a 10% contingency. The A/E fee is to be negotiated.

The anticipated contract period related to this A/E contract is estimated to be 73 months, including design and extended construction and warranty period.

Proposal requirements may be obtained beginning on July 28, 2021, at the Brockton Housing Authority’s Capital Improvements Department located at 45 Goddard Road, Brockton, MA, by phone (508) 427-9095 or by emailing [camillem@brocktonha.com](mailto:camillem@brocktonha.com).

The deadline for proposals is August 19, 2021, at 10:00am. Please submit electronic files of your proposals to: [Chrisb@brocktonha.com](mailto:Chrisb@brocktonha.com)

A briefing session and site walk-through will be held at 1380 Main Street, Brockton, MA on Thursday, August 5, 2021 meeting outdoors at 10:00am. Brief, in-person site and building visits will be determined and scheduled if possible. Attendees will have to comply with BHA COVID Protocols.

For more information, please contact Project Manager Chris Barry in writing at [Chrisb@brocktonha.com](mailto:Chrisb@brocktonha.com).