

**Brookline Housing Authority (BHA)
Request for Qualifications (RFP)
for Development Consulting Services**

The Brookline Housing Authority is seeking proposals from qualified consultants to provide comprehensive development consulting services associated with the demolition and redevelopment of Col. Floyd Apartments. Located in the Coolidge Corner area of Brookline, the property currently comprises 60 one-bedroom public housing units in 6 two-story walk-up structures. It will be demolished and redeveloped into a single mid-rise structure with approximately 100 units of Section 8 housing utilizing the federal Section 18 or RAD program. Consultant will work with BHA staff and other consultants to create financial projections, determine the optimal finance and ownership structure, assemble funding applications including MA One Stop, obtain necessary reports and approvals, coordination and negotiation with selected financing partners to bring the project to a successful construction and permanent closing. A more complete list of responsibilities is included in the RFP. The permitting process has begun and is expected to take up to nine months with One Stop submittal in Q1 2022. Sixteen-month construction period is projected to start in Q3 2022. As this will be a multiyear effort, BHA seeks a development consultant with the capacity to begin work immediately and continue through permanent financing and issuance of the 8609.

The RFP will be available on September 3, 2020 on the BHA website at brooklinehousing.org/public-bids.

Each respondent must submit one signed original and one electronic copy of its proposal. If there are any differences between the original and the electronic copy of the Proposal, the material in the hard copy original will prevail. **The proposal must be submitted no later than 4 pm on September 28, 2020.** Proposals received after this deadline will not be accepted.

Proposals should be delivered to: Maria T. Maffei, mmaffei@brooklinehousing.org, Director of Redevelopment, Brookline Housing Authority, 90 Longwood Ave, Brookline, MA 02446.

Inquiries or requests for clarification of the RFP must be submitted to mmaffei@brooklinehousing.org by September 17, 2020 at 4:00 pm. All questions submitted by the deadline will be addressed in the form of an Addendum to this RFP by 5:00pm on September 18th. All parties who received an RFP will be issued any and all addenda via email. It is the respondents' responsibility to ensure they have received all addenda prior to submitting their RFP response.

The BHA reserves the right to reject any proposals, to cancel this RFP and to waive informalities if it is in the public interest to do so.

M/WBE certified firms are encouraged to apply.