



Request for Qualifications for On-Call Architectural Services

1. INTRODUCTION

The Housing Authority of the Town of Enfield is soliciting Request for Qualification for on-call architectural services. If there are any conflicts between the instructions in these Standard Instructions to bidders and any other bid document(s), these Standard Instructions to bidders shall prevail.

2. KEY EVENT DATES

Advertisement of RFQ	Monday, March 30, 2026
RFQ Due Date	11:00 a.m., Friday, April 17, 2026
Project Awarded (not definite)	Friday, April 24, 2025

3. OBTAINING RFQ DOCUMENTS

Specifications, bid documents, addenda and any other information will be available on the Authority's website <https://www.enfieldha.org/procurement.aspx>, or by contacting William DuFour at bdufour@enfieldha.org

4. RFQ SUBMISSION INSTRUCTIONS

One (1) original and two (2) copies of all packages must be submitted in a sealed envelope clearly marked "Request for Qualifications for On-Call Architectural Services". If forwarded by mail the sealed envelope must be addressed to "Enfield Housing Authority, 1 Pearson Way, Enfield, Connecticut 06082". Packages must be at the office by the time of the due date noticed in Section 2, titled KEY EVENT DATES. Corrections and/or modifications received after the due date will NOT be accepted.

- All information must be submitted in ink or typewritten. Mistakes may be crossed out and corrections inserted. Corrections must be initialed by the person signing the bid page.
- Responses are considered valid for ninety (90) days after responses(s) are opened. Vendors may not withdraw, cancel or modify their response for a period of ninety (90) days after responses(s) are opened.
- Responses must be signed by an authorized person representing the legal entity of the firm submitting the response.
- The inability to meet any specified requirements must be stated in writing and attached.

5. INTERPRETATION OF ACCEPTABLE WORK, PRODUCTS OR MATERIALS

The Scope of Work, specifications, responses and contract documents are to be interpreted as meaning those acceptable to the Housing Authority of the Town of Enfield. Any substantive changes or interpretations will be issued by the Authority in writing as an addendum.



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6. TAX EXEMPTIONS

The Housing Authority of the Town of Enfield is exempt from Federal Excise taxes and Connecticut Sales and Use taxes. Firms shall avail themselves of these exemptions. The Authority will provide approved vendors with Tax Exemption Certificates upon request.

7. FAIR EMPLOYMENT PRACTICES

The Vendor agrees not to discriminate against any employee or applicant for employment in the performance of this Contract's work with respect to hire, tenure, terms, conditions, or privileges of employment due to race, sex, age, religion, national origin, or other conditions proscribed by State or Federal law.

8. STANDARD FORM OF CONTRACTUAL AGREEMENT

The Authority intends to enter into a contract with the Vendor. The contract will include and incorporate the provisions of this RFQ, including the Scope of Work and Qualifications, and the documents submitted by the approved vendor.

9. AWARD

The Authority reserves the right to accept or reject, any, all, or any part of responses, to waive formalities or informalities, and to make an award that is deemed to be in the best interests of the Authority. The "Project Awarded" date in Section 2, titled Key Event Dates is the date the contracts are anticipated to be awarded. It is not a date certain.

10. MODIFICATIONS AND ADDENDA

The Authority may, before or after bid opening and in its sole discretion, clarify, modify, amend or terminate this RFQ if the Authority determines it is in its best interest. Any such action shall be posted on the Authority's website, <https://www.enfieldha.org/procurement.aspx> Each respondent is responsible for checking the Authority's website to determine if the Authority has issued any addenda.



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11. GENERAL INFORMATION

- The Enfield Housing Authority will be accepting proposals from qualified individuals or firms that can provide professional services for an on-call Architectural Service/MEP/Structural for the Enfield Housing Authority on an as-needed basis. The basic scope of services includes but is not limited to all facets of building design required by the Enfield Housing Authority as part of ongoing maintenance, capital outlay or capital projects for the Enfield Housing Authority. The information provided herein will summarize Enfield Housing Authority requirements and assist qualified firms in responding to this Request for Qualifications.
- The Enfield Housing Authority will utilize program reserves in combination with funding EHA will seek through CHFA, DOH and other sources for use in capital projects. Work projects typically involve renovation of existing facilities but occasionally may include new construction. Typical projects may involve Interior and exterior building renovations such as roof replacement, kitchen and Bathroom improvements, electrical and fire alarm improvements, mechanical upgrades, etc., all using energy efficient design solutions; site work including parking lots, sidewalks, site lighting, landscaping and security enhancements. Occasional office renovations or other work projects are undertaken.
- Maximum value of any assignments will not exceed \$250,000.00 per year. The services of the Respondent shall be utilized at the sole discretion of the Enfield Housing Authority as deemed to be in the Enfield Housing Authority's best interest for a given project. The Enfield Housing Authority makes no guarantee of the assignments associated with this Request for Qualifications. The Enfield Housing Authority expects to retain at least two (2) firms under this agreement in order to ensure that Enfield Housing Authority's needs for said services can be satisfied. The Enfield Housing Authority (EHA) at its sole discretion shall award work as deemed to be in its best interests.

12. CONSULTANT'S SERVICES

- The Respondent/Respondent's Team shall perform Architectural/MEP/Structural Services on an as-needed basis at approved hourly rates according to instructions received from the Enfield Housing Authority. The Respondent's services shall include all incidental services except those reimbursable as negotiated with the EHA prior to commencement of each project.
- If additional services are required in order to accomplish the basic services outlined in a project order, the Respondent shall obtain and make available to the Enfield Housing Authority, fee proposals from qualified sub-consultants, acceptable to the Enfield Housing Authority and, upon approval from the respective Enfield Housing Authority, contract for those services. The Respondents mark-up on sub-consultant fee shall be limited to 10%.



Request for Qualifications for On-Call Architectural Services (Continued)

- Duration of this contract shall be for three (3) years, with the possibility for extensions on an annual basis for an additional two (2) years based on satisfactory performance by the selected Respondent.
- All drawings, reports, data, and other documents prepared by the Respondent according to this Agreement shall be submitted to the Enfield Housing Authority for its review and approval. Resulting work products of the Respondent pursuant to this solicitation shall become property of the Enfield Housing Authority.
- No such approval shall in any way be construed to relieve the Respondent of responsibility for technical adequacy or operate as a waiver of any of the Enfield Housing Authority's rights under this Agreement. The Respondent shall remain liable to the Enfield Housing Authority according to applicable laws and practices for all damages to the Enfield Housing Authority caused by the Respondent's negligent performance of any of the services furnished under this Agreement.

13. SCOPE OF WORK

For each discrete project, the Enfield Housing Authority intends to contract with an Architect professional to:

- a. Meet with selected Enfield Housing Authority Staff to determine requirements and explain alternatives and concepts. Existing building documentation including utility billing will be examined as available.
- b. Interview key building personnel to gather information relevant to the project.
- c. Provide professional services in accordance with the Form of Agreement between Owner and Design Professional, that are appropriate to projected scope up to and including preliminary scope, schematic design, design developments, full design drawings, bid award and contract administration as necessary.
- d. Maintain meeting minutes
- e. Responsible for the preparation of a contract document package including but not limited to, complete working drawings and a separate complete specification manual, all complying with the regulations and standards of the applicable oversight agency, Ex: U.S. Department of Housing & Urban Development (HUD), CHFA, CT DOH and local codes and ordinances.



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- Firm must follow all EHA requirements in preparing bid documents for construction in compliance with public bidding practices. This includes allowing for full and open competition, not listing brand names without specifying functions or features required for that product allowing for "or equal" alternatives.

14. PROJECT SUBMITTALS

- Budget estimate, architectural/engineering fees, contingency, escalation, administrative costs.
- A proposed schedule for accomplishment, including milestones and final completion dates for schematic design, construction documents and bid package.
- Drawings, reports, notes, building information, close out documentation.
- The respondent shall be expected to be present at meetings which may need to be conducted with user groups, either at the Enfield Housing Authority, on site, or elsewhere.
- Specifics will be identified prior to start of work in conjunction with the Respondent.

The Respondent shall be expected to submit the following materials, at a minimum:

- **Text**
 - a. Printed material shall be 8-1/2 x 11. General text within the document shall be no smaller than a 12 point font;
 - b. Fold-out pages shall be 11" x 17";
 - c. Text will be bound in a manner acceptable to the Enfield Housing Authority;
 - d. Text will be provided with printed or colored covers.
- **Drawings**
 - a. All drawings shall be 24" x 36" or 30" x 42" in size, unless approved by the Enfield Housing Authority;
 - b. Drawings shall be no smaller than 40 scale for engineering documents and 1/8" scale for architectural documents, unless approved by the Enfield Housing Authority;
 - c. Each sheet of drawings shall be numbered as a part of a set;
 - d. One set of reproducible Mylar record drawings and five sets of prints shall be provided;
 - e. One copy of the final report, in MS Office format, one set of final drawings in Adobe PDF format and if requested an AutoCAD format.



Request for Qualifications for On-Call Architectural Services (Continued)

15. TIME FOR COMPLETION

Schedules for discrete projects will be on a case by case basis.

16. PROJECT COORDINATION

The Respondent will work closely with the Enfield Housing Authority's Executive Director or His/her designee through all phases of the project. The Enfield Housing Authority will provide access to the property, all available plans and drawings, and any available file reports and studies.

17. SUBMISSION OF PROPOSAL

- **Minimum Requirements**

- a. Respondent shall submit detailed resumes for any proposed Design Professional assigned as project manager to oversee this work and act as liaison to the Enfield Housing Authority as well as any other member of the design team including sub-consultants.
- b. Respondents must demonstrate sufficient staff resources that would be available to assist the Enfield Housing Authority with limited notice. Respondents shall list all proposed staff.
- c. Respondents shall demonstrate a wide variety of design experience including but not limited to building construction, site-work, utility installation, and building renovations.
- d. Respondent shall have demonstrated experience with similar Architectural projects utilizing HUD, DOH and CHFA funding within the past five (5) years.
- e. Licensed Design Professional in Connecticut.
- f. Experience designing and administering Architectural projects in the State of Connecticut including multifamily construction and renovation projects.
- g. Demonstrate a working knowledge of applicable HUD regulations including design, procurement and contracting requirements, and CHFA & DOH design and procurement requirements.

- **Proposal Instructions**

By submitting a proposal, Respondent represents that he has thoroughly examined and become familiar with the Scope of Services outlined in this RFQ and are capable of performing the work to achieve the Enfield Housing Authority's objectives.



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- All firms are required to submit a clearly marked original and two (2) copies of their proposal to William DuFour, Chief Operating Officer, 1 Pearson Way, Enfield, CT 06082 by the date and time listed in the proposal response page. All proposals will be opened publicly and recorded as received. Respondents may be present at the opening; however, there will be no public reading of Proposals. Proposals received later than the time and date specified will not be considered. The proposal must be submitted in a sealed envelope or package and the outside shall be clearly marked as follows:

SEALED REQUEST FOR QUALIFICATIONS ON-CALL ARCHITECTURAL SERVICES

Attn: William DuFour
EHA- 2026-01
April 17, 2026
TIME 11 :00 A.M.

- All respondents are required to submit the information detailed below. **Responses shall be organized and presented in the order listed below to assist the Enfield Housing Authority in reviewing and rating proposals.** Responses should be presented in appropriate detail to thoroughly respond to the requirements and expected services described herein.
 - a. Table of Contents to include clear identification of the material provided by section and number.
 - b. A letter of transmittal indicating the firm's interest in providing the service and any other information that would assist the Enfield Housing Authority in making a selection. This letter must be signed by a person legally authorized to bind the firm to a contract.
 - c. Name, email address and telephone number of person(s) to be contacted for further information or clarification.
 - d. A background statement including a description of the firm(s)/individual submitting the proposal.
 - e. A list of staff members who would be involved with the project, including their assigned roles and a description of their background and experience.
- **Staff Experience** With respect to each individual comprising its proposed staff, Respondents shall provide:
 - a. Information demonstrating the experience of that individual in providing services comparable to the Scope of Services for projects for the Enfield Housing Authority and;
 - b. Resumes shall be submitted for each individual comprising a Respondent's proposed staff and;



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- c. List of similar assignments completed over the past *five* (5) years on behalf of public housing authorities, non-profits developers/property managers and forprofit developers/property managers with the contact names, addresses and telephone numbers of the owners' representative in each project.
 - d. Including for each such project or building program a statement of:
 - I. The size and type of project or program
 - II. Successes achieved
 - III. Respondent's proposed team members who worked on the project or program and the role of each key person who worked on the project or program.
 - IV. Source of funding for project.
 - V. Overall approach to addressing the needs of the Enfield Housing Authority for Architectural Services support, including discussion of staff availability and ability to respond to Enfield Housing Authority requests for assistance in a timely manner.
 - VI. A concluding statement as to why the respondent is best qualified to meet the needs of the Enfield Housing Authority.
 - VII. A certified Statement that the firm is not debarred, suspended or otherwise prohibited from professional practice by any Federal, State or local agency must be submitted.
- Any technical questions regarding this RFQ shall be made in writing and directed to William DuFour, Chief Operating Officer, 1 Pearson Way, Enfield, CT 06082 or by email at bdufour@enfieldha.org
 - All questions, answers, and/or addenda, as applicable, will be posted on the Enfield Housing Authority's website at <https://www.enfieldha.org/procurement.aspx> **It is the respondent's responsibility to check the website for addenda prior to submission of any proposal.** Note: Responses to requests for more specific contract information than is contained in the RFQ shall be limited to information that is available to all respondents and that is necessary to complete this process. The request must be received at least *five* (5) business days prior to the advertised response deadline.
 - Failure to include any of the above-referenced items in the submitted PROPOSAL may be grounds for disqualifying said proposal.



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18. EVALUATION CRITERIA

- The following factors will be considered when evaluating proposals:
 - a. Accuracy, overall quality, thoroughness, and responsiveness to the Enfield Housing Authority's requirements as summarized herein.
 - b. The qualifications and experience of the firm, the designated account representative, and other key personnel to be assigned to the project.
 - c. Successful performance of similar work with housing authorities and developers/property managers.
 - d. Ability to provide Architectural services and expertise in a broad range of construction projects.
 - e. Overall approach to providing the Consultant services requested.

19. SELECTION PROCESS

- This request for qualifications does not commit the Enfield Housing Authority to award a contract or to pay any costs incurred in the preparation of a proposal to this request.

All proposals submitted in response to this request for qualifications become the property of the Enfield Housing Authority. The Enfield Housing Authority reserves the right to accept or reject any or all proposals received as a result of this request, to negotiate with the selected respondents, the right to extend the contract for an additional period, or to cancel in part or in its entirety the request for qualifications, if it is in the best interests of the Enfield Housing Authority to do so.
- A Selection Committee, appointed by the Enfield Housing Authority Executive Director or his/her designee, will evaluate all proposals received for completeness and the respondent's ability to meet all requirements as outlined in this RFQ.
- Following review and evaluation of proposals, the Enfield Housing Authority reserves the right to request certain additional information. Based on review and rating of proposals, if determined to be necessary, a short list of respondents may be invited to interview with the Enfield Housing Authority Selection Committee.
- A fee proposal for one or more specific project scope(s) of work may be requested of the finalists. If requested, a scope of work for the project(s) will be provided and a visit to the site(s) will be conducted.
- The Enfield Housing Authority Executive Director will review the Scope of Services and other factors with the top-rated firm(s) and negotiate a specific agreement based on these discussions.



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20. TIMELINE

The Enfield Housing Authority intends to adhere to the schedule listed below as closely as possible, but reserves the right to modify the schedule in the best interest of the Enfield Housing Authority as required.

21. INSURANCE REQUIREMENTS

The Respondent shall, at its own expense and cost, obtain and keep in force during the entire duration of the Project or Work the following insurance coverage covering the Respondent and all its agents, employees and sub-contractors and other providers of services and shall name the Enfield Housing Authority its employees and agents as an Additional Insured on a primary and non-contributory basis to the Respondent's Commercial General Liability and Automobile Liability policies. These requirements shall be clearly stated in the remarks section on the Respondent's Certificate of Insurance. Insurance shall be written with insurance carriers approved in the State of Connecticut and with a minimum Best's Rating of A-. In addition, all carriers are subject to approval by the Enfield Housing Authority.

Minimum Limits and requirements are stated below:

- Worker's Compensation Insurance:
 - a. Statutory Coverage
 - b. Employer's Liability
 - c. \$1,000,000 each accident/\$1,000,000 disease-policy limit/\$1,000,000 disease each employee
 - d. A Waiver of Subrogation shall be provided
- Commercial General Liability:
 - a. Including Premises & Operations, Products and Completed Operations, Personal and Advertising Injury, Contractual Liability and Independent Contractors.
 - b. Limits of Liability for Bodily Injury and Building Damage each Occurrence \$1,000,000 Aggregate \$2,000,000 (The Aggregate Limit shall apply separately to each job.)
A Waiver of Subrogation shall be provided
- Automobile Insurance:
 - a. Including all owned, hired, borrowed and non-owned vehicles
 - b. Limit of Liability for Bodily Injury and Building Damage: Per Accident \$1,000,000
 - c. A Waiver of Subrogation shall be provided
- Errors and Omissions Liability or Professional Services Liability Policy
 - a. Provide Errors and Omissions Liability or Professional Services Liability Policy for a minimum Limit of Liability \$1,000,000 each occurrence or per claim. The awarded respondent(s) will be responsible to provide written notice to the owner 30 days prior to cancellation of any insurance policy.
 - b. The respondent agrees to maintain continuous professional liability coverage for the entire duration of this Project, and shall provide for an Extended Reporting Period in which to report claims for seven (7) years following the conclusion of the Project.



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- The respondent shall provide a Certificate of Insurance as "evidence" of General Liability, Auto Liability including all owned, hired, borrowed and non-owned vehicles, statutory Worker's Compensation and Employer's Liability and Professional Services Liability coverage. The respondent shall direct its Insurer to provide a Certificate of Insurance to the Enfield Housing Authority before any work is performed.
- The awarded Respondent(s) will be responsible to provide written notice to the Owner 30 days prior to cancellation of any insurance policy. The Certificate shall evidence all required coverage including the Additional Insured on the General Liability and Auto Liability policies and Waiver of Subrogation on the General Liability policy. The respondent shall provide the Enfield Housing Authority copies of any such insurance policies upon request.

22. INDEMNIFICATION

To the fullest extent permitted by law, the Respondent shall indemnify and hold harmless the Enfield Housing Authority and its consultants, agents, and employees from and against all claims, damages, losses and expenses, direct, indirect or consequential (including but not limited to fees and charges of engineers, attorneys and other professionals and court and arbitration costs) to the extent arising out of or resulting from the performance of the Respondent's work, provided that such claim, damage, loss or expense is caused in whole or in part by any negligent act or omission by the Respondent, or breach of its obligations herein or by any person or organization directly or indirectly employed or engaged by the Respondent to perform or furnish either of the services, or anyone for whose acts the Respondent may be liable.