

REQUEST FOR QUALIFICATIONS (RFQ)

General Contractor

Women Veteran and Family Supportive Housing

Austin, Chicago, IL

Issued by: Habilitative Systems, Inc. in partnership with CP2 LLC

1. Introduction

Habilitative Systems, Inc. (HSI), in partnership with CP2 LLC, is seeking statements of qualifications from experienced General Contractors (GCs) for the Women Veteran and Family Supportive Housing project. This RFQ is issued in alignment with the City of Chicago's Draft Qualified Allocation Plan (QAP) requirements. The project seeks a qualified GC capable of delivering a high-quality, affordable permanent supportive housing project in compliance with City, IHDA, and HUD standards.

2. Project Overview

This housing will provide a sanctuary of quality, safe, and affordable housing for veterans, spouses of veterans, and their families who are vulnerable to or experiencing homelessness. The team has a steering committee including women veterans who have experienced homelessness. The lead agency, Habilitative Systems, Inc. has a solid reputation for providing quality care and services to its clients. We intend to bring that informed expertise to the development and management of this housing for a most vulnerable and often overlooked segment of our military veterans.

HSI, in collaboration with CP2 LLC and other partners, is proposing the development of 27 units of permanent supportive family housing in Chicago's Austin community to address the critical need for safe and gender-specific accommodations for women veterans, spouse of a veteran, and other vulnerable women and their families on the verge of or are experiencing homelessness.

Funding

The project development is City of Chicago and Low-Income Housing Tax Credits subsidized at construction to ensure affordable rents for a period no less than 15 years. Services funding will come from an expansion of existing funding. Therefore, the contractor must meet all public financing requirements.

3A. Preliminary Construction Budget

The total development area for the Women Veteran and Family Supportive Housing project spans approximately 35,000 square feet, divided into residential and small commercial components:

- Residential Area: 30,000 square feet
- Estimated Construction Cost: \$325/sf
- Total: \$ TBD

- Commercial Area (white box delivery only): 5000 square feet
- Estimated Construction Cost: \$250/sf
- Total: \$ TBD (Tenant improvements TBD)

Estimated Total Construction Cost: \$TBD
(Subject to refinement during preconstruction and final design development)

4. Submission Requirements

Firms should submit a Statement of Qualifications including the following:

1. Company Information
 - Legal name, address, contact info
 - MBE/WBE/DBE certification(s), if applicable
2. Experience
 - Comparable projects from last 5 years (include IHDA/City-funded)
 - Affordable housing experience in Chicago
 - Community-based developer collaboration
3. Key Personnel
 - Resumes of key team members
 - Organizational chart
4. References
 - Minimum of 3 owner/client references
5. Legal/Financial Standing
 - Bonding capacity, insurance, litigation history
6. Approach to Compliance
 - History with Davis-Bacon, Section 3, M/WBE
 - Safety record and EMR

5. Evaluation Criteria

Submissions will be evaluated based on:

- Relevant project experience
- Staff qualifications
- Compliance record (MBE/WBE, Section 3, etc.)
- Capacity and availability
- Community engagement approach
- Cost control and schedule adherence

6. Submission Instructions

Submit responses in PDF format to: kjackson@cp2re.com

Subject Line: RFQ Response – HSI Veteran Housing –

Deadline: June 3, 2025 close of business
Late submissions will not be accepted.

7. Equal Opportunity

HSI and CP2 LLC are committed to diversity, equity, and inclusion in development and construction. Minority, Women-Owned, and Local Business Enterprises are strongly encouraged to respond.