



A Tiny Home for Good & The Greater Syracuse Land Bank Request for Qualifications & Pricing Information – Architectural Services

A Tiny Home for Good (ATHFG) was founded in 2014 to support those facing homelessness by providing affordable, safe, and dignified homes and fostering strong community partnerships to ensure tenant stability.

The Greater Syracuse Property Development Corporation (the Greater Syracuse Land Bank) is a nonprofit and local public authority established in 2012. Its mission is to address problems of vacant, abandoned, or tax delinquent property through the acquisition of real property and returning that property to productive use in ways that support the community's long-range vision for its future, strengthen the economy, and improve the financial condition of the municipalities.

Working in collaboration, A Tiny Home for Good and the Greater Syracuse Land Bank (The Project Team) have secured a grant for development of designs for affordable infill housing on small City of Syracuse vacant lots. The Project Team is soliciting Requests For Qualifications (RFQ) and pricing information to provide Architectural Services.

The Architectural Project:

We require two designs for single-family housing infill. The goal of the designs will be to blend modern living requirements with the style of Syracuse's traditional neighborhoods. Homes will be designed for ease of construction, affordability, low maintenance, accessibility, and energy efficiency.

Houses will be designed to fit on small infill lots in the City of Syracuse. Available lot sizes range from 35'-49' wide and 100' - 130' deep. One house will be approximately 1,000 square feet and single story. The second will be approximately 1,500 square feet and two-stories. These metrics will be finalized with consultation between the Project Team and the selected architect.

Each design will have two sets of construction drawings and specifications suitable for submission to the City of Syracuse Permit office. One version will be for a stick built method of construction (Stick Built Version) and the other will be for a version that can be factory-built in modules and assembled on site (Modular Version). In total, four sets of construction drawings will be delivered, and detailed cost estimates are required for each set.

In preliminary inquiries we have learned that stick built plans can be submitted to the modular home builder's architects for conversion to modular design for a nominal fee (discussion with Bill Lake Modular Homes). That fee will be paid separately by the Project Team but the Architect will be expected to coordinate with the modular builder's architects.

Scope of Architectural Services:

- Conceptual Design: With input from the Project Team (specify number of in-person meetings required), design two affordable single-family houses. Consult the City of Syracuse Pattern Book for design guidance. It is expected that there will be interaction with a modular home builder during the conceptual design phase to ensure that the designs can be translated to modular construction methods.
- Preliminary Drawings: Provide conceptual floor plans and elevations with materials outlined for discussion with the Project Team during meetings.
- Resident Engagement: Incorporate resident engagement input into the design of the houses; The Project Team will recruit residents and stakeholders into the design feedback process.

Final Drawings/Deliverables:

- Stick Built Versions (2 designs) - Prepare construction drawings and specifications for the two stick-built versions that can be constructed by a local contractor using conventional methods.
- Modular Versions (2 designs) - Coordinate with an agreed upon modular home builder to produce a set of building plans for each version. (Note: any modular home builder's plan fee will be paid separately by The Project Team)
- 3D Rendering - Provide a 3D walkthrough of each design using Revit or similar software (Optional. Priced separately).
- Cost Estimates: Provide detailed construction estimates for the four final designs that include (but not limited to) permitting, survey, sitework (grading, driveway, sidewalks) basement design/engineering and construction, house construction, delivery fees (if any), utility connections and all needed plumbing, heating, and electrical work.
- Mechanical Plan: A detailed layout and plan of mechanicals (HVAC, plumbing, electrical) to be included in final drawings.
- Final Submissions: Upon completion, submit final drawings and CAD files to the Project Team. Copyright to be jointly owned by A Tiny Home for Good and the Greater Syracuse Property Development Cp. (will negotiate ownership vs unrestricted license).

Designs must meet the following Standards:

- First floor full bathroom included in each design.
- Mid-level finishings (countertops, cabinets, etc.) to be used for cost estimation.
- All designs to include an unfinished basement that includes waterproofing details.
- No thermal bridging in building envelope and must include rain screen. Wall details, basement details, and connection details to be included.
- Should follow NYS Homes and Community Renewal Home Ownership Design Standards. If a design detail does not meet the standard, please explain.
- Compliance with New York State and city of Syracuse building codes.

Responses to this Request for Qualifications should include:

1. The firm’s legal name, address, and telephone number;
2. The principal(s) of the firm and their experience and qualifications. Architects must be licensed in the State of NY;
3. The experience and qualifications of the staff to be assigned to this project;
4. A description of the firm’s prior experience, including any similar projects. Please include photographs of prior relevant work;
5. The proposed work plan and schedule for activities to be performed;
6. Pricing for the Architectural Services described in this RFQ.

Project Timeline:

RFP issued	2/1/2024
Responses to RFP due	3/15/2024
Architect selected	3/29/2024
Complete design development and cost estimation:	6/28/2024
Complete construction documents:	08/30/2024

Project Team: The team working on this project currently includes:

- Andrew Lunetta – Executive Director, A Tiny Home for Good
- Katelyn Wright – Executive Director, Greater Syracuse Land Bank
- Terri Lockett – Program and Data Manager and Neighborhood Planner
- Alex Aloï – Project Manager / Site Supervisor, A Tiny Home for Good

Attachments/Web Resources

- Syracuse Pattern Book - <http://syracuselandbank.org/wp-content/uploads/2024/01/Pattern-Bk-Syr-Neighborhoods-11-09.pdf>
- NYS Homes and Community Renewal Home Ownership Design Standards - [hcr homeownership design standards - Search \(bing.com\)](hcr.homeownership.designstandards-Search(bing.com))
- ReZone Syracuse - <https://www.syr.gov/Departments/Zoning-Administration/Zoning-Initiatives/ReZone-Syracuse>

Submit Responses by March 15, 2024 to:

Greater Syracuse Land Bank
Attn: Terri Lockett, Neighborhood Planner
431 East Fayette St
Syracuse, NY 13202

Responding firms should also send an electronic file of the RFP response to: tlockett@syracuselandbank.org.

Questions regarding this RFP should be directed via email to Terri Lockett, at tlcukett@syracuselandbank.org.