



DESIGN SERVICES FOR
SINGLE-FAMILY HOMES

ISSUED: SEPTEMBER 14,2022
RESPONSES REQUESTED BY: SEPTEMBER
28,2022

Background

The Escambia County Neighborhood & Human Services Department is soliciting services for Design Professional Services from a licensed architect and/or engineer for a full set of permittable construction plans for **detached, single-family** affordable homes. The drawings will be made available to contractors to bid and construct the homes on County-owned lots. The homes will be sold as affordable housing to qualifying buyers.

The County wants to ensure that the design for the homes will address, meet, and accommodate the needs of low and moderate-income citizens by constructing sustainable, low maintenance, energy-efficient homes while meeting the affordability standard. The design of the homes shall be cost efficient and incorporate certain accessibility standards by the elimination of accessibility obstacles to the homes and all their components including an accessible master-bathroom. The County is seeking plans with around 1,100-1,500 square feet of living space, preferably 3 bedrooms/2bathrooms. The design is also required to meet the Florida Building Code Requirements, Planning & Zoning Regulations as well as all applicable codes. Furthermore, the design must take into consideration the character of the existing homes in the neighborhood and must be compatible in terms of design, character, and construction materials.

At this time, the County has identified five (5) vacant lots for the development of the homes that are in the City of Pensacola Limits, and prospective respondents are strongly encouraged to visit the sites prior to submitting their response. A boundary survey will be provided for each property. Respondents are expected to be familiar with the local development regulations. Respondents must be aware that any design guideline provided as part of this invitation may be conceptual, and all final designs must be approved by County Staff.

County-Owned Lots:

- 500 BLK North B Street (00-05-00-9060-200-018) – **Zoning: R-1A/CRA**
- 505 North B Street (00-05-00-9060-190-018) – **Zoning: R-1A/CRA**
- 1313 West Jackson Street (00-05-00-9060-072-063) – **Zoning: R-1AA/CRA**
- 1400 BLK West Jackson Street (00-05-00-9060-191-077) – **Zoning: R-1AA/CRA**
- 400 BLK North Coyle Street (00-05-00-9010-090-080) – **Zoning: C-2(single-family allowed)/CRA**

Plans for additional lots may be requested

SCOPE OF WORK

The County will be selecting one or more designers (architect and/or engineer) to design one or more single-family home(s). The final products will be:

- A full set of **permittable** construction plans and materials list, in accordance with Florida Building Code, Escambia County/City of Pensacola Building Department, and Planning & Zoning Regulations. Final plans must be signed and sealed by a registered Florida architect or engineer, and approved by the regulatory jurisdiction and any applicable agencies or departments
- Selected designer will be responsible for verifying compliance with the Florida Building Code, Planning & Zoning Requirements of the regulatory jurisdiction and any applicable codes and regulations
- Detailed Cost-to-Build Report, to include the following specifications cost estimates for: site work, foundation, framing, roofing, plumbing, electrical, windows, doors, heating/ac, exterior finishes/siding, interior finishes, walkways and driveways and any other applicable items as determined by the plan
- 3D Color Elevation Rendering
- 3D or 2D Floor Plan Rendering

RESPONSE REQUIREMENTS

Please complete the attached "Response Form" and provide required documentation. Responses are due by Wednesday, September 28, 2022, at 4:00PM Central Time, and **must be submitted on Vendor Registry**. Any or all bids may be rejected. All fields on the "Response Form" must be completed for consideration.

1. Legal name of respondent as an individual or entity. (Must be verifiable through Sunbiz)
2. Mailing address of respondent
3. Email address and phone number of respondent
4. Indicate if respondent is licensed by the by the State of Florida to provide architectural services and/or engineering services in compliance with the Florida Department of Business and Professional Regulation. (Must provide license number)
5. Statement of capabilities indicating design methods to meet affordability standards. Include additional pages if needed.
6. Indicate cost per square foot for a full set of construction plans
7. Indicate cost for Cost-to-Build Report
8. Indicate cost for 3D Color Elevation Rendering, 3D Color Floor Plan and 2D Color Floor Plan Rendering
9. Indicate turnaround time to provide plans and all requested information

10. Provide design and samples and references reflecting what the County is looking for in the design of affordable homes.
 - a. Samples must contain the architecture/engineering firm's logo and/or seal
 - b. Indicate the estimated construction cost for these homes and full address
 - c. Provide contact information for client
11. Respondent must acknowledge that, if selected, its design(s) and plans become a property of Escambia County.
12. Should the County select and own the right to your design-work, the County may not prevent you from marketing your same design so long as you will not market it as "Approved by Escambia County." Please indicate your understanding of this stipulation, and your approval.
13. Should the County select your design-work for the home, and your services will be needed at a later date during the permitting or construction phases to make modification(s) or revisions to the design-work, please indicate your ability to accommodate this task in a timely fashion. Indicate if there is a cost associated with revisions or modifications.

Please contact Program Manager, Megan Polk at mtpolk@myescambia.com if you have any questions.



Escambia County Design Services Solicitation Response Form

Please complete the following (all fields must be completed):

Legal Name of Respondent as an individual or entity (must be verifiable through Sunbiz):

Address (City, State and Zip Code):

Email Address: _____

Phone Number: _____

License Number(s): _____

Statement of Capabilities: _____

Cost per square foot for construction plans: \$ _____

Cost for "Cost to Build" Report: \$ _____

Cost for 3D Color Exterior Rendering: \$ _____

Floor Plan Rendering:

Cost for 3D Color Floor Plan: \$ _____ Cost for 2D Color Floor Plan: \$ _____

Turnaround time: _____

Please initial the following:

_____ Respondent acknowledges that, if selected, the County approved design(s) and plans become a property of Escambia County.

_____ Respondent acknowledges that, should the County select and own the right to your design-work, the County may not prevent you from marketing your same design so long as you will not market it as "Approved by Escambia County."

_____ Should the County select your design-work, and your services will be needed at a later date during the permitting or construction phases to make modification(s) or revisions to the design-work, please indicate your ability to accommodate this task in a timely fashion. Indicate if there is a cost associated with revisions or modifications. \$ _____

_____ Respondent understands that design samples (construction plans and renderings) that contain the architectural/engineering firms seal and logo, and references must be provided with the Response Form. Design samples must include estimated construction cost, full address, and contact information for the client.

_____ Respondent understands that documentation must be provided indicating that plan(s) have been approved from the regulatory jurisdiction (Building Dept., Planning & Zoning, etc.) and any other applicable agencies or departments.

_____ Respondent understands that he/she must contact the regulatory jurisdiction (City or County) and any other applicable agencies or departments (Building Dept., Planning & Zoning, etc.) for building and site design requirements.

Signature

Date

Print Name

Title