

HARRISON STREET & GRAND
RIDGE DRIVE

BUILDER REQUEST FOR
QUALIFICATIONS

August 5, 2015

INTRODUCTION

This RFQ is intended to assist Port Blakely Communities and the Architectural Review Committee (ARC) in approving qualified builders to construct custom homes in the Issaquah highlands neighborhoods Harrison Street and Grand Ridge Drive.

HARRISON STREET VISION:

“A hillside neighborhood with a variety of extraordinary homes in which the essence of design, quality of construction and cohesiveness of landscaping and streetscape blend together to create a neighborhood.”

GRAND RIDGE DRIVE VISION:

“We envision an enclave of private estate properties along a rural lane, each unique in design and character and surrounded by a forest in which architectural diversity is encouraged. Each home will be a reflection of the needs, tastes and expectations of its Owner, as expressed through fine architectural design, quality home building and sensitive landscaping.”

The vision is upheld by the following qualities:

- Timeless Architecture
- Cohesive Streetscape
- Assurance of Quality
- Urban Village
- Built Green

We are looking for craftsmen whose primary business purpose is to create a custom home with exemplary attention to detail while working within a realistic budget.

In order to meet the visions of the Architectural Standards, the following criteria will be used to evaluate potential custom homebuilders. Final approval of proposed custom homebuilders will be made jointly by Port Blakely Communities and the ARC.

CRITERIA

1. Reputation for building homes of uncompromising quality.
2. Consistent customer satisfaction.
3. Uncompromising commitment to working jointly with the ARC, and architects to successfully complete a project of utmost design and building quality.
4. Commitment to expediting design of home with selected architects, and construct home according to the timelines established by the Declaration of CC&R's.
5. Demonstrate that customer service “best practices” are employed.
6. Financial stability, excellent credit status and a demonstrated ability to complete projects on time and on budget.
7. References are required, and we recommend that references include sub-contractor, suppliers and previous clients.
8. No pending lawsuits or track record for legal claims.
9. Custom residential building must be primary business.
10. Willingness to comply with Port Blakely Communities requirements, including:
 - a. Attitude of collaboration on design of home and landscaping with the ARC.
 - b. Compliance with community standards, i.e. work hours, site cleanliness, and orientation to Issaquah Highland's Community Association.

DELIVERABLES

1. Brief description of your company and its structure, business philosophy and methods.
2. List of comparable custom residential construction projects with a brief description of the project, including photographs and design team if possible.
3. List of references (owners, architects, engineers and contractors) with names, telephone numbers and e-mail addresses from recent past project, similar in size and scope, that clearly reveal your company's skills and experience to perform the work on this project.
4. Provide information of proposed team for custom home, including a brief description of experience and role.

Please email the deliverables to:

Erica Buckley
ebuckly@htland.com
206-682-2500

Irma Dore
idore@axispnd.com
425-281-5939

ATTACHMENTS

1. Applicable Architecture Standards