

Request for Qualifications for Architectural Services

The Institute for Children, Poverty, and Homelessness (ICPH) is in the pre-design phase of a project to build a 100-unit residential community use facility for homeless families with children who need education and employment training. ICPH owns a vacant parcel of land in the Soundview section of the South Bronx for this purpose (see attached).

The central design feature for this facility will be culinary and baking arts kitchens for teaching and commercial purposes. The facility also should have dedicated space for reception, a visitor's lounge, a security base, staff offices, daycare and afterschool program space, and a community/conference room. Each floor also should have multi-purpose space. Residential units should be small (200-300 sq. ft.), and include a bathroom and a kitchenette. The grounds should have space for a playground and garden, eight to ten parking spots, and rear entrance delivery.

WHO WE ARE

ICPH is a 501(c) 3 nonprofit organization dedicated to the alleviation of family poverty and homelessness through research and the development of innovative programs. ICPH aims to educate the public about the causes and effects of homelessness through a variety of publications, media, and forums in order to encourage public policy debate on this topic.

In addition, ICPH owns several facilities throughout NYC that it leases out for the provision of residential education and employment services. Specifically, ICPH has benefitted from the 27-year track record of—and incorporated many cutting edge ideas from—its affiliate, Homes for the Homeless, Inc. (which operates family transitional housing facilities throughout NYC) during this pre-design phase.

WHAT WE NEED

ICPH is seeking to contract an architectural firm to provide basic services including schematic design, design development, construction documents, bidding and negotiation, and construction administration. The firm ideally should have in-house engineering and interior design staff. ICPH presently has a cash budget of approximately \$10 million for this project.

ICPH plans to invite up to five firms to interview for this project. The interview will be an opportunity for ICPH to learn about each firm's design philosophy, their interest and experience with similar projects, and an opportunity to learn about the timelines and budgets for these projects. ICPH will then issue a Request for Proposals to a select number of firms based on the interview process.

Please provide an electronic copy of background materials on your firm's experience, a summary of principal and key staff, and a list of similar or related projects, along with no more than a two-page expression of interest in interviewing with ICPH to RandallAvenue@icphusa.org by 4:00 p.m. Friday, November 8, 2013.



USA

Institute for
Children, Poverty
& Homelessness

www.ICPHusa.org

44 Cooper Square
New York, NY 10003
212.358.8086

PROPERTY INFORMATION

Show sections

Primary Address	1600 Randall Ave
Zip	10473
Borough	Bronx
Block & lot	03515-0065
Alt addresses	1600-1612 Randall Ave

Property Maps

Zoning map	6c
Tax map	21404
Sanborn map	217 047

Square Feet

Lot SF	35,373
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Ratio of Building SF to Lot SF (FAR)

Max allowed FAR	1.25
FAR as built	n/a
Maximum usable floor area	44,216

Lot

Lot dimensions	178 ft x 332 ft
Corner lot	No
Buildings on lot	No

Zoning, Use & C-of-O

Zoning district	R5
Building class	Vacant Land - Zoned Residential
E-Designation	None
Historic district	None
Landmark	None