**Northcote Stage 5**

**Response Form and Proposal Submission Requirements**

***Instructions to Respondents:***

Please respond to the questions below and return your ROI to us in the form of one Adobe PDF document (i.e. all attachments behind their corresponding question) by email to [procurement-udd@kaingaora.govt.nz](mailto:procurement-udd@kaingaora.govt.nz).

Please respond as above by **4pm on Wednesday 3December 2020**.

The weighting of each attribute of your proposal is noted in red text in the heading of each section below.

***Response Questions to be answered:***

1. **Performance, Track Record & Experience Weighting: 20%**
   1. Please identify and include information on three projects that you have underway or completed in the past 3 to 5 years that demonstrate the successful delivery of high rise apartments. Please include for each example: concept plans, renders or elevation/architectural plans, yield, mix of typologies, bedroom mix, price points and high level programme (please outline baseline start and finish dates and actual dates highlighting reasons for any variance).
   2. Please explain how you would resource the project (in line with your current workload) and your proposed team.  Please provide an organisational chart and high level summary CV’s of those individual team members who would be involved with the project and how their time would be allocated to this development.
   3. Please provide evidence of previous projects where you have demonstrated good stakeholder engagement practices and experience working in close proximity to an existing community.

1. **Design & Innovation Weighting: 20%**
   1. Please provide bulk and location plans, elevations and architectural precedent images for each superlot you are interested in, taking into consideration the requirements of the masterplan and the AHP design guidelines.
   2. Please provide a detailed programme for each superlot including design phases, resource and building consents, construction periods and marketing and sales.
   3. Please confirm that dwellings will meet Homestar 6 design and build certification (please note that full cost of obtaining certification will be at your cost).  **[Pass / Fail]**
   4. Please include in your proposal the yield table below for each superlot.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Superlot** | **Proposed Typology** | **Proposed Total Yield** | **Proposed Bedroom Mix** | **Proposed Price Points (including GST)** |
| NC-12 | *[apartments]* | *[X]* | *[X] x 1 bedroom*  *[X] x 2 bedroom* | *1 bedroom = [$X to $X]*  *2 bedroom = [$X to $X]* |
| NC-31 | *[apartments]* | *[X]* | *[X] x 1 bedroom*  *[X] x 2 bedroom* | *1 bedroom = [$X to $X]* |
| NC-35 | *[apartments]* | *[X]* | *[X] x 1 bedroom*  *[X] x 2 bedroom* | *2 bedroom = [$X to $X]* |
| TOTAL | N/A |  |  | N/A |

1. **Affordability / Kiwibuild Offer Weighting: 20%**
   1. Please explain how you would deliver affordable homes within the development (e.g. KiwiBuild or KiwiBuild price points, build to rent, shared equity, community housing) and provide examples of relevant developments where it has been, or will be, implemented.
   2. Please include in your proposal your anticipated affordable component including %, number, typology and bedroom mix of affordable units (displayed in the table format shown below). Please also advise if it is your intention to apply for the Kiwibuild underwrite.

|  |  |  |  |
| --- | --- | --- | --- |
| **Superlot** | **Proposed Typology** | **Proposed Affordable Yield (number & % of total yield)** | **Proposed Bedroom Mix** |
| NC-12 | *[apartments]* | *[X] / [X]%* | *[X] x 1 bedroom*  *[X] x 2 bedroom* |
| NC-31 | *[apartments]* | *[X] / [X]%* | *[X] x 1 bedroom*  *[X] x 2 bedroom* |
| NC-35 | *[apartments]* | *[X] / [X]%* | *[X] x 1 bedroom*  *[X] x 2 bedroom* |
| N/A | N/A |  |  |

1. **Land Price Offer Weighting: 40%** 
   1. For each superlot, please include your land purchase price, payment terms and any purchaser conditions.