# REQUEST FOR QUALIFICATIONS FOR GENERAL CONTRACTING SERVICES FOR MULTIFAMILY AFFORDABLE DEVELOPMENTS

PROPOSALS DUE: February 2, 2024, AT 5:00 PM



DEVELOPER:
HOUSING WORKS
405 SW 6<sup>th</sup> St
Redmond, OR 97756
541-923-1018
www.housing-works.org

# **Request for Qualifications**

# **Summary**

Pursuant to its 2021 Procurement Policy, specifically "Purchasing Methods," Section H, Housing Works is soliciting qualifications from general contractors who wish to participate in Housing Works' affordable housing development activity over the next three-year period (2024-2026). This RFQ is intended to form a qualified pool of general contractors who have experience and proficiency in constructing affordable housing projects funded with federal, state, local funds, and tax credits. In accordance with the 2021 Procurement Policy, Housing Works will look solely to this pool of qualified general contractors for all of its upcoming development work that use such funds.

For 2024, Housing Works will be seeking general contractors for construction of one multifamily project:

1. College View Apartments – 59 units new construction, Bend OR

More detail on these projects can be found in the exhibits to this RFQ

## MINIMUM REQUIREMENTS

Notice is hereby given to all interested parties that all respondents will be required to meet minimum qualifications to be considered for the Housing Works contractor pool. To be considered as qualified, respondents shall have, as a minimum:

- 1. Provided General Contracting services within the last five (5) years for at least two (2) multifamily projects, each in excess of \$4,000,000 (hard costs), utilizing the expertise present in their Oregon office;
- 2. Demonstrated general contracting experience on at least one (1) project in the last fifteen (15) years of affordable financed multifamily housing in Oregon, using low-income housing tax credits, Federal Funds, or state funds;
- 3. Demonstrated bonding capability up to \$20,000,000 for an individual project coincidentally with current and anticipated workloads and provide a letter (upon request) from a qualified surety that affirms this capability;
- 4. Demonstrated tracking systems to track outreach to all subcontractors. Specifically, those subcontractors who meet minority owned, women owned, service-disabled veterans owned, and emerging small business requirements.
- Respondents to this RFQ must certify that neither it nor its principals are presently debarred, suspended, declared ineligible, or excluded from participation in the activities proposed under this RFQ by any Federal, State, or City Agency.

## PROPOSED SCHEDULE FOR RFQ SELECTION PROCESS

Release of RFQ 1/19/24 Response due 2/2/24

## METHOD OF SUBMISSION

The RFQ response shall be prepared by an authorized representative of the company. An electronic copy of the RFQ response shall be submitted as an attachment via email to kwooden@housingworks.org

The following describes the format that must be followed for the response to be considered as acceptable to this GC RFQ. The purpose of this section is to ensure uniformity in the submission of the qualifying information. Please note that Housing Works will use the "minimum requirements" listed above in order to determine which general contractors to include in the pool. General contractors that do not possess at least the minimum requirements will not be included in the pool. Other information that we require below is for the purpose of learning more about each contractor and their respective history, and may assist Housing Works when selecting general contractors from the pool for a specific project.

## 1. Company History and Company's Capacity

Name of Company, location of principal and branch offices
Company's ownership and leadership
Annual construction revenue in dollars for each of the past five years
Number of multifamily projects completed in the past five years and current capacity
Describe your relationship with subcontractors in Central Oregon
Demonstrate compliance with the minimum requirements listed above

## 2. Company Experience

List all completed multifamily projects that your company or your proposed team has constructed Describe the type of project (corridor, garden walk up, mixed use, midrise etc.). Identify how many *affordable* multifamily projects your company has completed in the last 10 years, including acquisition/rehab and new construction. How many of these projects have been completed in Central Oregon. Does your company have an office in Central Oregon?

### 3. Project Staffing and Subcontractor Selection

Identify your company's proposed management staff and all your key staff members who will work on multifamily projects in Central Oregon. Provide a summary of experience for the staff involved in the multifamily divisions within your firm. Provide how long each team member has been employed by your firm. Describe the administrative support supplied to the projects related to pay applications, prevailing wage requirements, working with Earth Advantage paperwork, and responding to quarterly subcontractor demographics related to MWESB.

#### 4. Construction Phase Services

Describe your company's approach to managing construction. How will your team provide and complete its services during the construction phase to maximize benefits to the project? What is your approach to keeping schedule on a job? What is your specific approach to managing quality? Have you completed any multifamily projects that have met Earth advantage, Energy trust, LEED, or other standards? If your firm does not have an office in Central Oregon, what percentage of subcontractors in Central Oregon have you used on past jobs? How do you manage warranty work for subcontractors who are not in the area?

#### 5. References

Provide 3 references from previous or current clients

# **About Housing Works**

Housing Works is the largest affordable housing provider in the Central Oregon region, serving Crook, Deschutes, and Jefferson counties. Housing Works is the local Housing Authority and was formed by the three counties to serve the housing needs of Central Oregon residents. Since its inception in 1977, Housing Works has provided housing services to thousands of low-income families in an effort to move them above the poverty line. Housing Works follows the mission, "Fostering Dignity through Housing" by providing a variety of housing programs and related services to workforce and low-income households. Currently, Housing Works serves approximately 4,000 individuals through affordable housing partnerships, grant funding, and Federal contracts.

Housing Works entered the development arena in the early nineties and continues with this dedication to increase the stock of affordable housing that is desperately needed in the region. Innovative public/private partnerships have made it possible for the Housing Works team to vigorously pursue and leverage local, state, and federal resources to provide a dedicated supply of affordable housing in addition to resident programs and opportunities for the communities of Central Oregon. Today, Housing Works is an active developer and operator of affordable housing in Central Oregon, serving individuals and families earning 80% or less than Family Median Income, with an inventory of over 1,200 units of housing.

#### **Certification:**

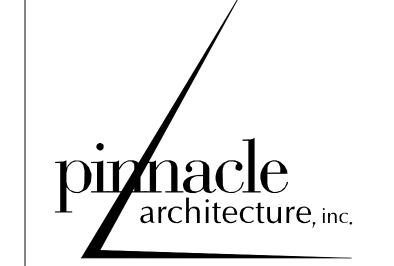
By responding to this RFQ, I certify that neither the general contracting company nor its principals are presently
debarred, suspended, declared ineligible, or excluded from participation in the activities proposed under this
RFQ by any Federal, State, or City Agency.

Signature	Date

#### Exhibits:

1. College View design





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1001 SW DISK DR, SUITE 105 BEND OR 97702 541.388.9897 WWW.PINNACLEARCHITECTURE.COM



**COLLEGE VIEW APARTMENTS** 

CLIENT: HOUSING WORKS

PROJECT ADDRESS: SW SIMPSON BEND, OR

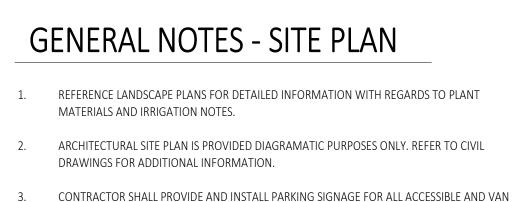
12/11/2023 100% DD SET

DESCRIPTION

2141.HSW NATALIA ROMERO ARIAS BRIANA MANFRASS © PINNACLE ARCHITECTURE, INC. 2023 ORIGINAL SHEET SIZE: 30"x42"

**BUILDING A - EXTERIOR ELEVATIONS** 

A2.10



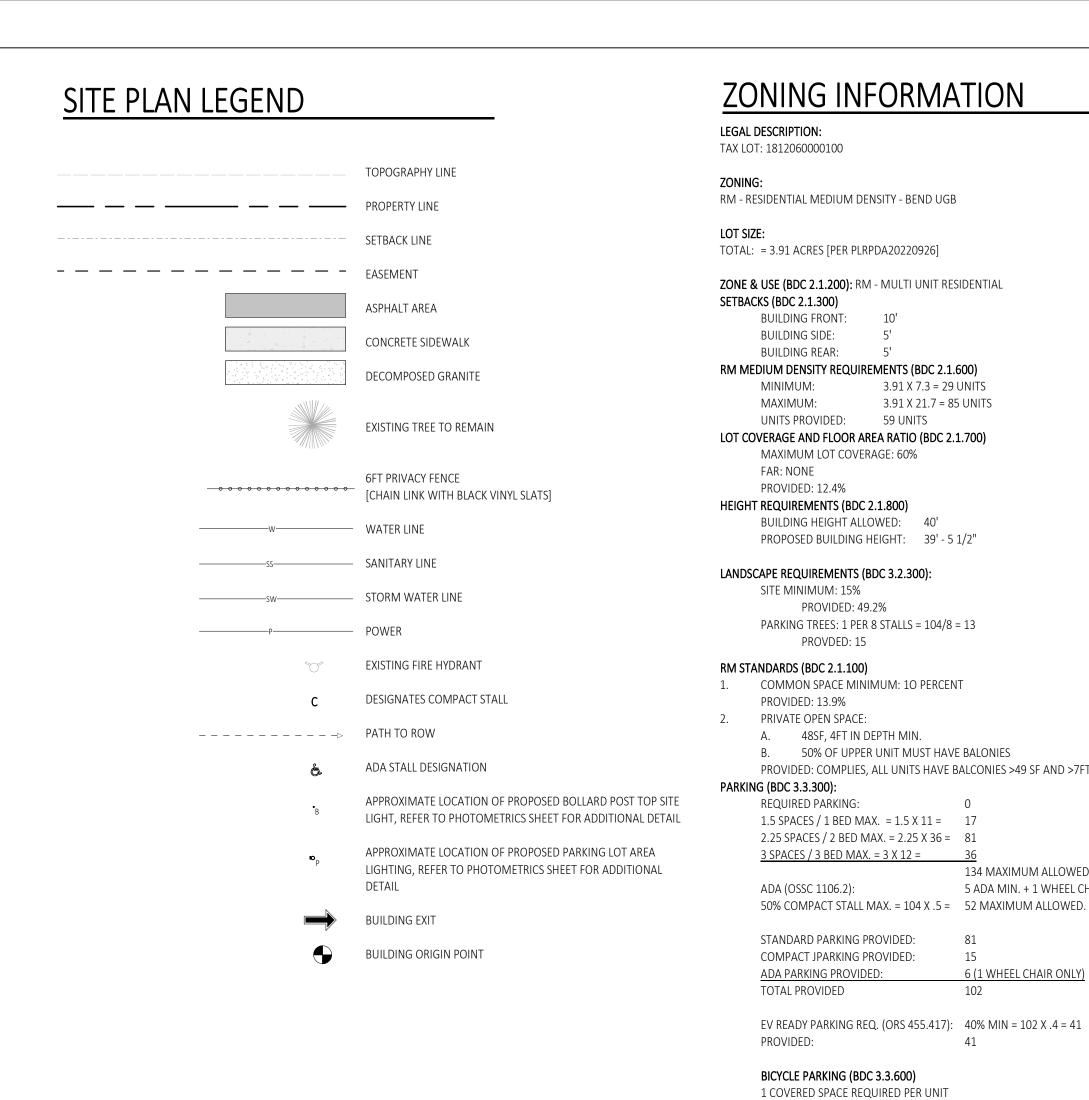
- 2. ARCHITECTURAL SITE PLAN IS PROVIDED DIAGRAMATIC PURPOSES ONLY. REFER TO CIVIL
- DRAWINGS FOR ADDITIONAL INFORMATION. 4. SAFEGUARD DURING CONSTRUCTION (IBC CHAPTER 33): THE CONTRACTOR SHALL MAINTAIN REQUIRED EXITS, EXISTING STRUCTURAL ELEMENTS, FIRE PROTECTION DEVICES AND SANITARY

PARKING SPACES AS WELL AS OTHER SITE SIGNAGE AS REQUIRED BY THE AHJ. SEE CIVIL

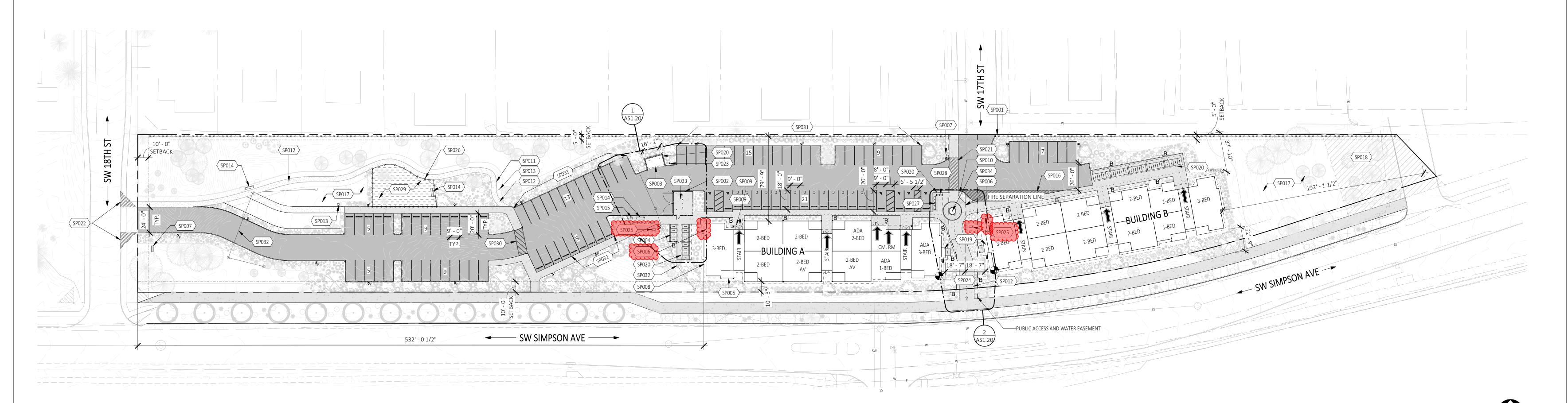
- SAFEGUARDS AT ALL TIMES DURING ALTERATIONS, REPAIRS OR ADDITIONS ANY BUILDING OR STRUCTURE INCLUDING BUT LIMITED TO: FIRE TRUCK ACCESS AND EMERGENCY ACCESS UNLESS AN ALTERNATE PLAN HAS BEEN APPROVED BY THE FIRE DEPARTMENT OR AHJ.
- PROTECTION OF ADJACENT PROPERTY, PRIVATE OR PUBLIC DURING CONSTRUCTION. 5. THE CONTRACTOR SHALL LIMIT WORK TO SITE AREAS AS PERMITTED BY LAW, ORDINANCES, PERMITS AND THE CONTRACT DOCUMENTS.
- 6. SITE LOGISTICS & STAGING AREA: THE CONTRACTOR SHALL LIMIT STAGING AND USE OF THE SITE TO THE AREAS APPROVED BY THE AHJ.

PROTECTION OF PEDESTRIANS DURING CONSTRUCTION ACTIVITIES.

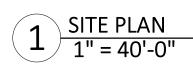
- 7. PRIOR TO THE START OF WORK, THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE GOVERNING AGENCIES FOR LOCATION AND VERIFICATION OF SITE UTILITIES INCLUDING BUT NOT LIMITED TO (AS RELATED TO THE SITE): WATER, SEWER, STORM WATER, ELECTRIC, GAS AND DATA. IF A DISCREPANCY IS DISCOVERED BETWEEN THE DRAWINGS AND EXISTING SITE CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY.
- 8. CONTRACTOR TO COORDINATE UTILITY ROUTING WITH UTILITY PROVIDERS. GENERAL CONTRACTOR TO PROVIDE TRENCHING/BACKFILL/PULL ROPE AND CONDUITS AS REQUIRED.



ZONING INFORMATION		SITE PLAN KEYNOTES		
LECAL DESCRIPTION.	Key Value	Keynote Text		
EGAL DESCRIPTION: AX LOT: 1812060000100				
AV 501. 1012000000100	SP001	APPROXIMATE LOCATION OF FIRE HYDRANT, SEE CIVIL DRAWINGS		
ONING:	SP002	TRASH ENCLOSURE WITH PAINTED METAL GATES		
M - RESIDENTIAL MEDIUM DENSITY - BEND UGB	SP003	CONCRETE MAINTENANCE PAD WITH PRE-MANUFACTURED COVER		
	SP004	STEEL U-SHAPED BIKE RACK, POWDER COAT COLOR: BLACK, TYP.		
OT SIZE:	SP005	CONCRETE PATIOS AT FIRST LEVEL, BALCONIES ABOVE, TYP.		
OTAL: = 3.91 ACRES [PER PLRPDA20220926]	SP006	PROPOSED ELECTRICAL METER LOCATION		
ONE & USE (BDC 2.1.200): RM - MULTI UNIT RESIDENTIAL	SP007	APPROXIMATE LOCATION OF MONUMENT SIGN, UNDER SEPARATE PERMIT BY OWNER		
ETBACKS (BDC 2.1.300)	SP008	LINE OF ROOF ABOVE, SHOWN DASHED, TYP.		
BUILDING FRONT: 10'	SP009	LINE OF CANOPY ABOVE, TYP. AT BUILDING ENTRIES		
BUILDING SIDE: 5'	SP010			
BUILDING REAR: 5'		APPROXIMATE LOCATION OF FDC, SEE CIVIL DRAWINGS		
M MEDIUM DENSITY REQUIREMENTS (BDC 2.1.600)	SP011	NATURAL WALKING PATH, SEE LANDSCAPE PLAN ADDITIONAL DETAIL		
MINIMUM: 3.91 X 7.3 = 29 UNITS	SP012	PEDESTRIAN ACCESS PATH, SEE LANSCAPE AND CIVIL PLANS FOR ADDITIONAL DETAIL		
MAXIMUM: 3.91 X 21.7 = 85 UNITS UNITS PROVIDED: 59 UNITS	SP013	INTEGRATED DOG WASTE STATION W/ ROLL BAG SYSTEM		
ONTIS PROVIDED. 39 ONTIS  OT COVERAGE AND FLOOR AREA RATIO (BDC 2.1.700)	SP014	OUTDOOR BENCH. OWNER FURNISHED, OWNER INSTALLED		
MAXIMUM LOT COVERAGE: 60%	SP015	ASH & TRASH RECEPTACLE, CONTRACTOR TO COORDINATE FINAL LOCATION WITH OWNER		
FAR: NONE	SP016	STRIPED PASSENGER LOADING ZONE		
PROVIDED: 12.4%	SP017	NATURAL RECREATION AREA, REFER TO LANDSCAPE PLANS FOR ADDITIONAL DETAIL		
EIGHT REQUIREMENTS (BDC 2.1.800)	SP018	DRAINAGE SWALE, SEE CIVIL DRAWINGS		
BUILDING HEIGHT ALLOWED: 40'	SP019	APPROXIMATE LOCATION OF KNOX BOX		
PROPOSED BUILDING HEIGHT: 39' - 5 1/2"	SP020	LINE OF PREMANFUCATURED COVER. BASIS OF DESIGN: PALRAM ARIZONA 5000 - WAVE. CFCI		
ANDSCADE DECLUDEMENTS (DDC 2-2-200).	SP021	RAISED CROSSING AREA, SEE CIVIL DRAWINGS FOR SIGANGE AND STRIPING REQUIREMENTS		
ANDSCAPE REQUIREMENTS (BDC 3.2.300): SITE MINIMUM: 15%	SP022	CLEAR VISION AREA PER CITY STANDARD, NO OBSTRUCTIONS		
PROVIDED: 49.2%	SP023	QUICK COUPLER CONNECTION		
PARKING TREES: 1 PER 8 STALLS = 104/8 = 13	SP024	FIRE RISER & FIRE ALARM CONTROL PANEL		
PROVDED: 15	SP025	APPROXIMATE LOCATION OF ELECTRICAL TRANSFORMER, SEE CIVIL DRAWINGS		
M STANDARDS (BDC 2.1.100)	SP026	FENCE AT PLAY AREA TO BE 4FT HIGH MAX. OMIT VINYL SLATS		
COMMON SPACE MINIMUM: 10 PERCENT	SP027	(4) USPS APPROVED CLUSTER MAILBOX, SEE SPECIFICATIONS		
PROVIDED: 13.9%	SP028	(3) USPS APPROVED PARCEL LOCKERS, SEE SPECIFICATIONS		
PRIVATE OPEN SPACE:	SP029	PROVIDE ENGINEERED PLAYGROUND SURFACING MATERIAL TESTED TO ASTM F1292. REFER TO HANDBOOK OF		
A. 48SF, 4FT IN DEPTH MIN.	31 323	PUBLIC PLAYGROUND SAFETY FOR REQUIREMENTS		
B. 50% OF UPPER UNIT MUST HAVE BALONIES	SP030	STRIPED CROSSING		
PROVIDED: COMPLIES, ALL UNITS HAVE BALCONIES >49 SF AND >7FT IN DEPTH	SP031	EV READ STALLS, (TYP. OF 42)		
ARKING (BDC 3.3.300):  REQUIRED PARKING:  0	SP032	PUMICE PIT BOUNDARY		
1.5 SPACES / 1 BED MAX. = 1.5 X 11 = 17	SP033	CONCRETE PAD, SEE CIVIL DRAWINGS		
2.25 SPACES / 2 BED MAX. = 2.25 X 36 = 81	SP034	LANDSCAPED AREA WITH WAYFINDING SIGNAGE IN REMOVABLE SLEEVE		
3 SPACES / 3 BED MAX. = 3 X 12 = 36	SP034	LANDSCAPED AREA WITH WATFINDING SIGNAGE IN REMOVABLE SLEEVE		
134 MAXIMUM ALLOWED				
ADA (OSSC 1106.2): 5 ADA MIN. + 1 WHEEL CHAIR ONLY				
50% COMPACT STALL MAX. = 104 X .5 = 52 MAXIMUM ALLOWED.				
STANDARD PARKING PROVIDED: 81				
COMPACT JPARKING PROVIDED: 15				
ADA PARKING PROVIDED: 6 (1 WHEEL CHAIR ONLY)				
TOTAL PROVIDED 102				



REQUIRED: 59 PROVIDED: 64







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MARCO URIETA-LEON

ARCHITECTURAL SITE PLAN