

**Request for Qualifications – New Construction
General Contractors (Negotiated Bid Process)**

Owner: OPAL Community Land Trust
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Project Name & TPN: Kidder Way
TPN: 271411023000, 271411024000, 271411025000
Eastsound, WA 98245

Architect: Environmental Works
Bill Singer, Project Architect
402 15th Avenue E.
Seattle, WA 98102
(206) 787-1372 / BSinger@eworks.org

Release Date: October 20, 2023
Deadline for submission: 3pm on Friday, November 17, 2023

OPAL Community Land Trust (the Owner) invites licensed and bonded General Contractors in Washington State to submit their qualifications for construction, including associated site work, of a ten-unit affordable homeownership project in Eastsound. General Contractors who successfully meet the qualification standards established for this RFQ will be invited to engage in a negotiated bid process for contract award and subsequent project construction.

Interested firms are asked to complete the required documentation and return them **via email** to the Owner along with any other materials that would assist the Owner in evaluating the firm's qualifications. Following interviews with selected construction firms, the Owner will select the most qualified firm to participate in the constructability and pricing process.

Please contact Owner Project Manager via email for a Dropbox link to permit set.

Introduction:

OPAL Community Land Trust is a non-profit organization dedicated to providing permanently affordable housing on Orcas Island, Washington. The organization has developed or renovated 110 single family homes, 94 rental apartments, 3100 sq. ft. of retail/commercial space and four community gardens since 1989.

OPAL's mission is to help sustain Orcas Island as a healthy, economically diverse community by providing permanently affordable homes for islanders whose housing needs are not met by the traditional market. OPAL places a high value on building construction that is environmentally responsible, energy and resource efficient, durable, sustainable, and healthy for its occupants. To learn more about OPAL, please visit www.opalclt.org.

Project Description:

The Project consists of new construction, and associated site work, of ten townhomes of mixed income homeownership for households earning up to 80% and 115% of the Area Median Income and for a range of household sizes and ages: from one-bedroom accessible units for people with disabilities, or seniors to two-bedroom townhomes for families with children.

The Project consists of five duplex residential buildings. Each duplex includes a 824 sq. ft. one-bedroom with loft townhome and a 1,136 sq. ft. two-bedroom townhome.

The buildings are wood frame structures over concrete foundations walls on spread footings. Floors are concrete slab on grade. Second floor framing to be wood I-joists with plywood sheathing. Roof framing will be pre-manufactured wood ganged-nail trusses with plywood sheathing. Exterior walls to be wood stud framing. Residential buildings designed to the 2018 IRC (International Residential Code) with Washington State amendments.

The 0.65 acre site is located on Mt Baker Road in Eastsound WA. The site is generally flat, with vehicular access from Mt Baker Road, abutting the property along the north side. Site work includes clearing, excavation, on-site storm water detention, utility connections, landscaping, parking areas, and pedestrian circulation paths. An existing home (TPN 271411002001) adjacent to the project site will remain occupied throughout construction and their access to parking from Mt. Baker Road will need to be maintained.

OPAL has been awarded financing from the State of Washington Housing Trust Fund, the San Juan County Home Fund, and from privately sourced funds. The project will, at a minimum, meet the Evergreen Sustainable Design Standard (ESDS).

Scope of Work:

The Owner has approved the negotiated approach to the selection of a General Contractor (GC) for this project. The selected GC will enter into a Pre-construction Agreement with the Owner and will perform as a member of the design team for the duration of the design phase and provide cost estimating services. The GC will advise on issues related to design/build systems, value engineering, constructability, schedule, and cost. Upon completion of design, the GC will competitively bid the job to subcontractors, and will enter into a stipulated sum contract with the Owner to perform all work necessary for construction of the project per approved plans and specifications.

Project Budget:

The construction budget, not including sales tax and bonding cost, is approximately \$6,200,000. Owner may require that a minimum of state residential prevailing wages is paid on the project, however this is **not** a public works project. A performance bond for 100% of the contract amount, plus 5% retainage on each construction draw, with retainage released upon a timely successful final inspection.

Contractor Selection Process:

Phase 1 – RFQ /Contractor Prequalification: Qualified General Contractors must demonstrate successful prior experience in delivering, on time and within budget, high quality general contracting services for comparable new construction projects.

Phase 2 – Preconstruction Services Agreement: The Owner’s intent is to enter into a pre-construction services agreement with the GC. GC to provide input on design/build systems, value engineering, constructability, schedule, and cost estimating services throughout the duration of the design process.

Phase 3 – Competitive Bidding to Subcontractors and Construction Contract Negotiation: Upon completion of construction documents and specifications, the GC will competitively bid the project to subcontractors, and will enter into a stipulated sum contract with the Owner for all work necessary for construction of the project per approved plans and specifications. Construction estimated to begin in Spring 2024.

Although the above represents OPAL’s preference, other contracting arrangements can be proposed by the applicant.

Contracting Timeline:

November 17, 2023	Submittal deadline
November 27, 2023	Interviews with candidates
December 14, 2023	OPAL Board of Directors evaluates recommendations
January 8, 2024	Begin contract negotiations with selected contractor
February 5, 2024	Preconstruction Services Agreement signed

Estimated Project Timeline:

June 2023	Binding Site Plan submitted
July 2023	Building permits submitted
March 2024	Value engineering completed
April 2024	Competitive sub-bidding to begin
Spring 2024	Construction starts
Spring 2025	Project closeout

Selection Criteria:

OPAL will select a general contractor who most successfully demonstrates:

1. Experience successfully coordinating affordable larger-scaled development projects.
2. Familiarity with local conditions and subcontractors.
3. Experience with site-sensitive approaches
4. Willingness to maintain a working partnership with OPAL and the architect to propose and incorporate alternative solutions that better meet OPAL’s overall goal of renovation that combines economic affordability with environmental responsibility.
5. That all necessary licenses and insurances are in force.
6. Willingness to use local subcontractors where possible.
7. A demonstrated ability to deliver projects on time and within budget.
8. The ability to obtain a performance bond for 100% of the estimated contract amount.

Submittal Requirements and Instructions

At minimum, the submittal package should include the following:

1. A cover letter and other documentation as required that:
 - a. Demonstrate the applicant’s qualifications for consideration by addressing each of the selection criteria listed in the section above;
 - b. Addresses the contracting elements described above and proposes any alternatives, with a statement explaining the contractor’s ability to meet the

maximum not-to-exceed cost for the scope of work.

2. A list of key staff expected to direct this project on site. Include resumes.
3. A list of potential (preferred) subcontractors that might be used.
4. Disclosure of any claims, lawsuits, or formal disputes, within the last five years, over work or services previously or currently being performed.
5. References

Submittal package shall be emailed to Owner's Project Manager at jeanne@opalclt.org
Documents should be in Microsoft Word or PDF format for universal access.

Deadline for submittal: 3:00pm on Friday, November 17, 2023