

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

Release Date: April 4, 2025

Deadline for submission: 12:00 pm on Monday, April 28, 2025

Owner: OPAL Community Land Trust
Jeanne Beck, Project Manager
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Eastsound, WA 98245
(360) 317-5298 / jeanne@opalclt.org

Project Name & TPN: Pea Patch Cottages
TPN: 271412006000
Eastsound, WA 98245

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

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 20-unit affordable rental project in Eastsound. General Contractors who 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 email the Owner Project Manager for a Dropbox link to the permit set.

Introduction:

OPAL Community Land Trust is a non-profit organization committed to providing permanently affordable housing on Orcas Island, Washington. Since 1989, the organization has developed or renovated 110 single-family homes, 94 rental apartments, 3,100 square feet of retail and commercial space, and four community gardens.

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 20 units of rental housing for low-income households. The Project will include a mix of efficiency, 1-bedroom and 2-bedroom units, with 10 units set aside for households earning up to 30% AMI and 10 for households earning up to 50% AMI. Fifteen of the units will be set aside for households that are homeless upon entry. There will be additional set-asides for people with disabilities, seniors, and victims of domestic violence.

New construction includes five residential buildings and one Commons Building that will house the laundry, two offices, and a gathering space for the Tenants. There are two residential building types, and units range in size from 384 sq. ft. to 1,024 sq. ft. The Commons Building is a fully renovated existing 2-story structure that is being relocated from within the property.

The buildings are wood-frame structures over concrete foundation walls on spread footings. The floors are concrete slabs on grade. The second-floor framing will be wood I-joists with plywood sheathing. The roof framing will be pre-manufactured wood ganged-nail trusses with plywood sheathing. The exterior walls will be wood stud framing. The residential buildings are designed to the 2021 IRC (International Residential Code) with Washington State amendments.

The project site is 11.39 acres and contains gradually sloping terrain generally southwestern. The northwest corner is a forested area, and the southwest portion includes a wetland, wetland buffer, and a public path that runs north/south. The balance of the property is mostly field grass, blackberries, brush, and fruit trees. Access is from Enchanted Forest Road.

OPAL submitted a short subdivision application to create four individual lots on March 17, 2025. This project will be situated on Lot #2 in the northeast corner of the property.

Site work includes clearing, excavation, the on-site stormwater system, utility connections, landscaping, parking areas, and pedestrian circulation paths. An existing home with two rental apartments located on the project site will remain occupied throughout the construction.

OPAL has been awarded capital construction funding from the State of Washington Department of Commerce's Housing Trust Fund, the San Juan County Home Fund, the Federal Home Loan Bank of Des Moines, and from privately sourced funds.

The project will meet, at a minimum, the WA State Evergreen Sustainable Design Standard (ESDS).

Scope of Work:

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

Project Budget:

The construction budget, excluding sales tax and bonding costs, is approximately \$12,000,000. The Owner will require that a minimum of state residential prevailing wages be 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, will be required, with retainage released upon a timely, successful final inspection.

Contractor Selection Process:

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

Phase 2 – Preconstruction Services Agreement: The Owner intends to enter into a preconstruction services agreement with the GC. The GC will provide input on design/build systems, value engineering, constructability, schedule, and cost estimating services throughout 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 the construction of the project according to the approved plans and specifications. Construction is estimated to begin in the Spring of 2026.

While the above reflects OPAL’s preference, the applicant can propose other contracting arrangements.

Contracting Timeline:

April 28, 2025	Submittal deadline
May 5-9, 2025	Interviews with candidates
May 15, 2025	OPAL Board of Directors evaluates recommendations
May 19, 2025	Begin contract negotiations
June 6, 2025	Preconstruction Services Agreement signed

Estimated Project Timeline:

August 2025	Value engineering completed
August 2025	Building permits submitted
November 2025	Competitive sub-bidding to begin
Spring 2026	Construction starts

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

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