

**REQUEST FOR QUALIFICATIONS
Kidder Way
RFQ Distributed January 19, 2022
SOQs Due Friday, February 4, 2022 by 5:00 p.m.**



OPAL Community Land Trust requests Statements of Qualifications for Civil Engineering from qualified firms to perform services for the Kidder Way project.

Site Address:

19 Kidder Way, 24 Kidder Way and one lot with no address assigned yet; Eastsound WA, San Juan County Tax Parcel #271411 023 000, #271411 024 000, #271411 025 000.

Owner/Developer:

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, 82 rental apartments, 3100 sq. ft. of retail/commercial space and five community gardens since 1989. OPAL places a high value on durability, energy efficiency and strong design that incorporates principles from Christopher Alexander's *A Pattern Language* (www.opalclt.org).

When designing projects OPAL follows a team approach, with OPAL's Project Manager serving as the primary liaison to design professionals. The Civil Engineer for this project will be expected to work closely with other professionals (architect, soils and environmental experts, etc.), as well as integrate the ideas and perceptions of OPAL's trustees, prospective residents, neighbors to the property, and other interested members of the community.

Site/Project Description:

Kidder Way consists of new construction of single family or attached houses for individuals with moderate to low income in Eastsound WA, located on Orcas Island. OPAL intends to develop eight houses for a range of household sizes and ages including fully ADA accessible houses for people with disabilities or seniors to possibly two-three bedroom homes for families. The property is located in the Urban Growth Area of Eastsound and is within walking distance of a variety of services.

The Kidder Way property is 1.03 acres divided into four lots. Lot A is 0.38 acres and has an existing single-family residence owned as a community land trust leasehold that is not available for development. The remaining three lots are on 0.65 acres and can be used to develop up to eight single-family residences. Lot B has an existing 500 s.f. house in moderate condition that OPAL will remove from the property. Lots C and D are vacant.

The site is generally flat, with vehicular access from Mt. Baker Road, abutting the property along the north side. The property includes three water memberships with Eastsound Water Users Association and one sewer connection with Eastsound Sewer and Water District. Preliminary survey work has been scheduled to locate corners, provide area calculations and estimated topography. Additionally, Soils Testing and a Phase 1 Environmental Study will be available.

OPAL plans to pursue funding 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:

At this time OPAL is seeking civil engineering services from a qualified firm to perform full design services for the development of Kidder Way.

Scope of Work will include, but not be limited to, the following:

1. Stormwater system: Drainage Plan Report which meets the requirements of UDC and DOE Manual; submit to SJC Public Works for permit approval
2. Erosion control plan
3. Utilities: sewer, electric, water, and fiber
4. Grading and Road Plans
5. Access: during construction, parking, and emergency vehicle turnaround
6. Construction cost estimating
7. Administration of bidding
8. Construction inspection
9. Update survey with new utilities, site topography, and homes

Considerations during site design:

1. Cluster homes
2. Minimize impervious surfaces
3. Follow natural topography to the extent feasible
4. Locate infrastructure to preserve natural elements and to minimize disruption
5. Prioritize pedestrian/bike and non-motorized travel
6. Minimize the impact of cars when designing new parking spaces

Timeline:

- 1/19/22: RFQ Distributed
- 2/4/22: SOQs Due by 5:00pm
- 2/15/22: Selected firm announced
- 6/15/22: Draft site plan and initial construction estimates due
- 8/30/22: Stormwater plan and final site plan due
- 1/1/23: If funding is secured, work to recommence
- Spring 2023: Earliest possible date for construction to begin
- Spring 2024: Possible Project completion

Minimum Required Qualifications:

1. Licensed, bonded and insured to work in the State of Washington.
2. Successful completion of new construction projects comprised of ten housing units or more, where the Project Engineer provided civil engineering services from site and stormwater design through construction inspection services.
3. Demonstrated track record designing and securing permit approval of stormwater systems.
4. Ability for Project Engineer to begin working on this project immediately.

Request for Qualifications:

Please provide a short Statement of Qualifications including the following about your firm:

1. A brief statement regarding your firm or team and the designated Project Engineer's experience in providing civil engineering design services for single family housing, including

- any project in San Juan County, as well as access for meetings on Orcas Island.
2. Description of your firm or team and the designated Project Engineer's experience in site planning and stormwater system design.
 3. Please list the two projects which enable your team to meet the Minimum Qualification criteria #2. Please include a description, construction budget size and the total engineering fee for those projects and include photo or rendering of the project.
 4. Identification of the Project Engineer who will be assigned to this project and any other design team members with a description of their roles. Please include:
 - a. resumes for all team members.
 - b. three references for similar or comparable projects completed in the last seven years.
 5. Please provide a fee schedule

Please address and mail one paper copy of SOQs or send by email to:

Jeanne Beck
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OPAL Community Land Trust
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Contact for questions:

- Jeanne Beck, Project Manager, jeanne@opalclt.org, 360-317-5298, or
- Lisa Byers, Executive Director, opalclt@opalclt.org, 360-376-3191