

REQUEST FOR QUALIFICATIONS
GENERAL CONTRACTOR

RFQ Response Deadline: March 19, 2018, 4 pm PST

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Owner: Driftwood Point Limited Liability Partnership
c/o Chris Pegg, Secretary
Joint Pacific County Housing Authority
820 11th Avenue
Longview, WA 98632

Project: Driftwood Point Apartments
1004 Pacific Avenue
Long Beach, WA 98631

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The Joint Pacific County Housing Authority, General Partner for Driftwood Point Apartments requests Washington State licensed and bonded General Contractors to submit their qualifications to provide General Contracting Services AND provide a bid as the General Contract on a Guaranteed Maximum Price for construction of Driftwood Point Apartments in Long Beach, Washington. General Contractors are asked to provide the requested forms and return them to the owner. Responses will be reviewed and qualified contractors will be invited for interviews in conjunction with selection of a General Contractor. The owner reserves the right to reject any or all submittals.

Project Description

Driftwood Point, the project, will be a newly constructed 27-unit multi-family rental housing development on an approximate 30,000 square foot site just north of downtown Long Beach

adjacent to State Highway 103, Pacific Avenue. Project financing has been secured and includes resources from the Washington State Housing Trust Fund and an institutional investor.

The project includes 4 buildings with 9 units in each of three two story buildings. The fourth building will include community space intended for exclusive use of the residents. The buildings will include 3 one-bedroom, 18 two-bedroom and 6 three-bedroom apartments, for a total of 27 self-contained units. All appliances will be included in each unit. Three apartments will be accessible to individuals with impairments (physical and/or hearing or vision).

All buildings will meet the Evergreen Sustainable Development Standards (version 3.0) and applicable local and state codes.

Required work includes on and off site work, landscaping, foundations, exterior and interior walls, roofs, partitions, ceilings, appliances, plumbing and mechanical and electrical systems. Scope of work will also include off site work required by the local jurisdiction.

The attached outline specifications indicate the scope of the proposed project. The common building has no residential units and includes community meeting space, a centralized laundry facility (there are no laundry facilities in individual apartments) and office space. All of these spaces are for the exclusive use of residents.

All spaces will be fire sprinklered and construction will be subject to Davis-Bacon residential wage rates. This project is not considered commercial construction.

Site work includes and is not limited to drive aisles, storm water connections, trash enclosure, community space and outdoor common areas, a small playground, required parking and pedestrian pathways and landscaping.

Schedule

Construction is scheduled to begin in July or August of 2018 depending upon building permit issuance and closing of financing. An eleven to twelve-month construction period is anticipated.

Contractor Qualifications, response to this RFQ, Due March 19, 2018

Qualified firms selected and asked to provide a Request for Bid (based on construction drawings and specifications by approximately May 15, 2018.

Construction Contract executed approximately August 1, 2018.

Construction start estimated to be approximately August 15, 2018 with completion no later than September 30, 2019.

Contractor Selection

The owner will select contractors to bid on Driftwood Point based on General Contractor's ability to meet the required qualifications (this RFQ).

The General Contractor will perform all work necessary for preparation of the site, other than demolition of an existing building, and is expected to review all construction documents. We encourage the contractor to propose appropriate alternates that will save the owner time and money. We expect the General Contractor to have experience working in coastal conditions similar to those found in Long Beach.

Specific Considerations

- General Contractor (contractor) must be familiar with employment practices/procedures governed by the use of Residential Davis-Bacon wages. This project will not be subject to State Prevailing Wage rates or Commercial Davis-Bacon wage rates.
- Contractor should be familiar with specific requirements associated with the use of funds from the Washington State Housing Trust Fund. Specific requirements include but are not limited to use of apprentices, adherence to fair employment practices and Section 3 requirements of the Housing and Urban Development Act of 1968 pertaining to employment and other economic opportunities for low and very low income persons.
- Contractor must provide the owner information on minority business enterprises who are either contractors or sub-contractors on Driftwood Point.
- Contractor must demonstrate their ability to self bond the entire construction cost. Owner will pay for a performance bond for the full value of the project.
- The Contractor must include a 4% construction contingency in their Guaranteed Maximum Price amount.
- The Contractor must work effectively with the development team including the owner and their representative(s) and 3rd party professionals.
- Estimated Guaranteed Maximum Price, inclusive of Washington States Sales tax and builder's overhead and profit is \$4,800,000.

Minimum Required Qualifications

1. Contractor must be licensed in the State of Washington. Proof of licensure required with contractor's response.
2. Contractor must have completed projects similar in scope and size to Driftwood Point.
 - Completion, within past five years, of housing or community facility projects with construction budgets in excess of \$2,500,000.

- Completion of two projects that required compliance with Davis-Bacon wage requirements.
 - Completion of at least two projects requiring adherence to the State of Washington's Evergreen Sustainability Standards.
 - Demonstrated experience with Section 3 employment practices.
3. Contractor must provide proof of Liability Insurance of no less than \$4,800,000 and demonstrate an ability to bond the entire project for approximately \$4,800,000.
 4. Demonstrate ability to commence construction in August 2018.
 5. An ability to establish and carry a construction contingency of no less than 4% of the Guaranteed Maximum Price.

Desired Qualifications

1. Assignment of a project manager with the project experience described in item 2 above.
2. A demonstrated ability to deliver projects on time and within budget.
3. Experience providing immediate input to the development team on design, alternative materials and methods and cost and time saving measures.

Please submit four (4) copies of the following information to the owners:

1. Completed AIA Form 305 (1986 Edition) with the following modifications:
 - Section 3.5.2 List projects demonstrating an ability to meet minimum qualification 2. Include the following for each project: Project Name and Location, Completion Date, Contract Amount, Brief Project Description, Owner's and Architect's Contact Information and your Project Manager and Superintendent's Name
 - Section 3.5.3 For projects listed in 3.5.2 provide an explanation of instances where final contract amount was greater than 5% than original contract amount.
 - Section 3.6.1 Provide the names of your company's representative, project manager and/or other key staff who would be assigned to Driftwood Point. Describe their experience with project similar in scope and provide their resumes.
 - Section 3.6.2 Describe the work you anticipate performing in house versus subcontracting. Describe the anticipated staffing level of your work crew for Driftwood Point.
 - Section 4.1 Provide three references, with contact information, who can verify your ability to meet the minimum project qualifications.

2. General Contractor's License

3. Proof of Insurance

4. Proof of ability to self-bond project for approximately \$4,800,000
5. Availability of your staff to provide immediate input to the development team on design and costing for project duration. Describe staffing during construction period.
6. Financial Statement ALL submittals are confidential to those reviewing your submittal and will be destroyed after contractor selection.

Attachments to this Request for Qualifications

Outline Specifications