



DEVELOPING HOUSING, STRENGTHENING COMMUNITIES.

1400 Summitview Avenue #203 | Yakima, Washington 98902-2965

P: (509) 248-7014 | F: (509) 575-3845 | www.orfh.org

RE: Request for Qualification for Architectural Services – Pateros, Okanogan County, WA

Dear architect (firm):

On behalf of the Housing Authority of Okanogan County, we are requesting qualifications for general architectural services for rehabilitation, phase II, of a low-income multi-family apartment complex in Pateros, Washington. The Housing Authority of Okanogan County's is the owner of Pateros Gardens, which consist of 16-unit that are targeted towards low-income individuals and families at 60% AMI and below.

The Pateros Garden apartment complex was constructed in 1976, located on a 1.17-acre site within the Pateros central business district. The address for the Pateros Garden apartment complex is 249 Dawson Street. The Parcel number is 2180073900 (see attached map).

The scope of architectural services may include, but is not limited to, creating scope of work, preliminary site plans, outline specs and cost estimate to renovate the exterior of two of the four buildings for funding application that is due end of December 2021. After receiving funder commitments, renovations will include inspection of and possible rehabilitation of roof, attic insulation, wiring in attic, foundations, footings, and water vapor barrier around foundations of these two buildings. Services will also include leading public bidding for General Contractor, Construction oversight, ESDS 3.0 checklist and binder coordination to ensure the ESDS binder is acceptable to funders 3rd party inspectors. In addition to the standard architect's consultants, the civil engineer SOW and fees will be under the architect's contracts.

Immediate work will include creating a scope of work and cost estimate based on current Capital Needs Assessment and a possible site visit. This project will seek out funding from the Washington State Department of Commerce, Housing Trust Fund. Scope of work, Outline specs, Preliminary drawings, cost estimates and ESDS 3.0 checklist will be due **December 15th, 2021 or sooner**.

If interested, please provide your Statement of Qualifications and a transmittal letter to me no later than **4:00 p.m. on December 1st, 2021**. Scoring for selection will be based on interest in project, project management approach, history of change orders, capacity to undertake the project, general qualifications and experience with this type of project, identification of the project lead and team members including resumes, email and telephone contact information for two project references and the ability to meet deadlines. The Housing Authority reserves the right to award this contract to the firm that shows the capability of providing the overall Scope of Work and cost estimate by the December 15th deadline, or sooner. In the interest of time, you may respond by e-mail to collint@orfh.org or by delivery to the address on this letterhead marked to my attention. Please feel free to call or e-mail me if you have questions or require additional information.

Thank you very much for your interest.

Collin Thompson
Housing Development Specialist

Enclosures: As noted:

cc: Nancy Nash-Mendez, Executive Director, Okanogan County Housing Authority

Site Map:





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The location for this development is 249 Dawson Street, Pateros, WA 98846.