

**Owner:** Opportunity Council

1111 Cornwall Avenue, Bellingham, WA 98229

**Project Name/Address:** Whatcom Recovery House, 1204/1209 Girard Street, Bellingham, WA

**Architect:** Ron Wright and Associate /Architects, P.S.

2003 Western Avenue, Suite 610, Seattle, WA 98121

**Development Consultant:** Jon Martin Consulting

1200 Lincoln Street, #416, Bellingham, WA 98229

360-303-9202

### **Overview**

The Opportunity Council is soliciting interested General Contractors to submit their qualifications to provide construction services for a remodeling project in Bellingham, WA. The owner of this project will enter into a negotiated construction contract with the successful contractor.

### **RFQ Submission**

Interested firms are asked to complete the required documentation and submit it electronically to the owner's specified email on or before 09/17/19. The owner will select the most qualified firm to be the General Contractor for the project.

### **Part I. Project Description**

The Recovery House project is comprised of two buildings on a single large lot. The largest building is a two-story structure that will be remodeled into living quarters for 16 individuals and the smaller building will be remodeled into offices, a kitchen and dining area and laundry room.

Conceptual plans have been completed for both structures. The selected general contractor is expected to work with the owner and design team in a collaborative way throughout the design/development phase of the project, to include cost estimating, constructability review, and generally to help ensure a successful project.

1. The project is subject to Minority or Women Owned Business Enterprise (MWBE) participation. The GC will be required to conduct outreach and solicitation of MWBE subcontractors for all subcontracts of \$50,000 or greater and to report on these efforts.
2. The project is subject to commercial Washington State Prevailing Wage requirements.

3. The selected GC will be expected to provide a letter from a bonding company indicating the ability of the GC to secure a Performance and Payment Bond for the amount of the finalized construction budget for this project.

**Demolition Work:**

It is the desire of the Owner to begin demolition work as soon as possible, and this work would be performed under a separate contract and a demolition-only permit. The demolition work will involve, but is not limited to, the removal of several porches, fire escapes, removal of items from the basements of the structures, removal of appliances, cabinets and counters in the existing kitchen, removal of a small stand-alone building, and removal of overgrown vegetation.

**Contract Information:**

The Owner has approved the negotiated approach to the selection of a General Contractor for this project. The GC will advise on issues related to design/build systems, value engineering, constructability, schedule, and cost. Upon completion of design, the General Contractor 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, is estimated at approximately \$800,000 to \$950,000. This amount includes all pre-construction services to be provided by the General Contractor. Funding sources include funding from Washington State Department of Commerce, and may also include funding from the City of Bellingham and other private sources.

**Project Schedule:**

Contractor RFQ mailed out	08/27/19
Contractor RFQ submittal date	09/17/19
Review of RFQ responses	09/20/19
Interviews with selected General Contractors	09/24; 09/25
Contractor selection and notification to all interested GCs	09/27/19
Completion of design phase; Competitive bidding to subcontractors; Negotiation of stipulated sum contract	10/18/19
Permitting	11/08/19

**General Contractor Application:** please submit the following documents electronically to: Jamie Millon at jamie\_millon@oppc.org on or before 5:00PM on 09/17/19. Please make the subject on any communications “Whatcom Recovery House RFQ Response”.

The application should include:

1. A cover letter indicating your interest in the project.
2. Copy of current Washington State General Contractor’s License.
3. Proof of general liability insurance in the minimum amounts of \$1,000,000 per occurrence and \$2,000,000 aggregate.
4. Supplemental narrative covering the following items:
  - A. Proposed team leaders (project manager, site superintendent, other lead positions) List which portions of the work you anticipate performing in-house and which you intend to subcontract. Estimate the size of your company’s work crew for this project.
  - B. List of at least 3 successfully completed rehabilitation projects, within the last five years, in the range of \$500,000 to \$1,000,000 each, and at least two of the three located within Whatcom County. Please include the following:
    - I. Name of project and date of completion;
    - II. Amount of contract;
    - III. Brief description of the scope of work, including subcontracts;
    - IV. Describe one or more challenges of the construction and how solutions were found;
    - V. Please note if they were funded in whole or part by low income housing tax credits, City of Bellingham Housing Levy funds, Washington State Housing Trust Fund, or had other federal, state, or local funding/compliance requirements.
    - VI. Please note if either Washington State Prevailing Wages or Davis Bacon Wages were required on any of the projects.
  - C. Describe how the general contractor will ensure competitive solicitation of subcontractor/supplier bids.
  - D. Describe your preferred approach in a negotiated bid contract. Please limit this to no more than one page.

- E. Please identify your proposed rates for all markups on the base construction bid including: general conditions, overhead and profit, bonds and any other markups not mentioned. If they differ, please identify the rates for all markups on change orders.
- F. Description of demonstrated ability to deliver measurable energy savings to existing buildings through participation in both the design and construction phases of a project.
- G. Description of willingness and ability to involve a) MWBE subcontractors and suppliers, and b) encourage apprenticeship involvement in the project. The Owner strongly encourages Certified Minority or Women Business Enterprises to apply.
- H. Disclosure of any claims, lawsuits, or formal disputes, within the last five years, over work or services previously or currently being performed.
- I. Expected time frame the GC will be able to begin work on the demolition work discussed above and the overall remodeling work once a negotiated contract is signed.

In accordance with applicable federal laws, no contractors, including subcontractors, which have been disbarred or suspended by the U.S. Department of Housing and Urban Development (HUD) or Washington State Department of Labor and Industries shall be permitted to work on the project.

**Evaluation Criteria:**

1. Preference is given for experience performing similar-sized rehabilitation projects.
2. Ability, capacity, experience and skill of General Contractor to perform contract.
3. Quality of performance on previous contracts, including demonstrated delivery of projects on schedule and within budget.
4. Previous and existing compliance by GC with laws and requirements related to publicly funded projects.
5. Proposed fees, overhead and markup, and general conditions.
6. Anticipated WMBE participation.
7. References from owners and architects.
8. Previous successful experience with Washington State Prevailing Wage compliance and reporting

Questions regarding this solicitation can be directed to: Jamie Millon at jamie\_millon@oppco.org. Please make the subject on any communications “Whatcom Recovery House RFQ Question”.