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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 of a low-income multi-family apartment complex in Pateros, Washington. The Housing Authority of Okanogan County's has entered into an agreement with the owner of Pateros Gardens to purchase the 16-unit complex that is targeted towards low-income individuals and families at 50% 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 services may include, but is not limited to, carrying out a Capital Needs Assessment, create scope of work and cost estimate, draft site plan, outline specification, assessment of sewer line, condition of foundations, ESDS coordination and conduct a subsequent Capital Needs Assessment after completion of construction improvements. In addition to the standard consultants, the civil engineer will be under the architect's contracts.

Immediate work will include carrying out a Capital Needs Assessment to include sewer line and foundation assessment, create scope of work and cost estimate. This project has been funded by the Washington State Department of Commerce, Housing Trust Fund. Capital Needs Assessment will be due **November 22nd, 2019**. Scope of work and cost estimates will be due **December 13th, 2019 or sooner**.

If interested, please provide your Statement of Qualifications and a transmittal letter to me no later than **4:00 p.m. on October 11th, 2019**. 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. 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:



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