



Request for Quote

Asbestos and Lead Paint Survey – Bridges on Broadway

Friday, April 26, 2024, at 5:00pm

Solicitation Coordinator

Johanna Jimenez

PH: 541-682-2567

Email: jjimenez@homesforgood.org



100 West 13th Avenue, Eugene, OR 97401 • PH 541-682-3755 • FAX 541-682-3411



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Basic Overview

| | |
|--|---|
| RFQ Release Date | Thursday, April 11, 2024 |
| Submission Due Date & Time | Friday, April 26, 2024, at 5:00pm |
| Submission Methods | Please submit electronically to jjimenez@homesforgood.org |
| Anticipated Contract Term | May 1, 2024 – June 30, 2024 |
| Maximum Number of Contracts Awarded | 1 |
| Agency Contact | Johanna Jimenez jjimenez@homesforgood.org (541) 682-2567 |
| Subcontracting | Not permitted |
| Questions Regarding the RFQ | Johanna Jimenez jjimenez@homesforgood.org (541) 682-2567 |



Homes for Good Overview

WHO WE ARE...

Homes for Good is Lane County's housing agency and our primary work is to help low-income residents with the logistics of affordable housing. At a higher level, we are neighbors united to get every Lane County resident who needs help into a home.

WHAT WE DO...

- ❖ Administer Rental Assistance Vouchers
- ❖ Help veterans, seniors, and people with disabilities find and secure affordable housing
- ❖ Match low-income residents with public and assisted housing units
- ❖ Partner with other community organizations and non-profits to build, finance, and develop affordable housing
- ❖ Connect residents with self-sufficiency programs and wellness supports
- ❖ Work with the low-income community to provide help with weatherization improvements that lower utility bills and keep homes more comfortable
- ❖ Raise awareness about the need for low-income and affordable housing in Lane County
- ❖ Own and operate housing for low-income individuals and families

AFFORDABLE HOUSING ADVOCATES...

We work to raise awareness about the need for – and lack of – affordable housing in Lane County and more broadly. There is no question that the need for affordable housing will only grow as our population increases and high demand for housing pushes rents and prices up. We believe every person should have a home and that we must proactively and aggressively work toward that goal for the good of our community, state, and nation.

DIVERSITY, EQUITY, AND INCLUSION

To amplify and increase Diversity, Equity, and Inclusion, we commit to:

- ❖ Address racial disparities within our organization's hiring and promotion practices
- ❖ Provide greater access to contracting opportunities created by the development of our Affordable Housing Communities to Minority-owned and Woman-owned businesses
- ❖ Provide equitable services to current and future residents of our housing communities



Request for Quote

Homes for Good Housing Agency is seeking quotes from qualified professional asbestos and lead paint surveyors at one (1) Agency-managed site:

The site is:

1. Bridges on Broadway (599 E Broadway Eugene, OR 97401)

This contract is for May 1, 2024 through June 30, 2024. Final deliverables are requested no later than June 14, 2024.

- ❖ Homes for Good, at its sole discretion, reserves the right to award this contract to more than one firm if it is determined a demand exists.
- ❖ General Conditions and Specifications of work apply to all work done on this contract.
- ❖ All Qualified contractors, Minority-owned Businesses, Woman-owned Businesses, and Section 3 Business Concerns are encouraged to participate in this solicitation.
- ❖ All questions should be directed to the Solicitation Coordinator.

Bids shall be sent in the format provided (no fax), by **Friday, April 26, 2024, at 5:00pm** and can be sent by email to the solicitation coordinator at jjimenez@homesforgood.org.

See linked forms and documents below for any additional instructions.

Fee Proposal

Provide costs for asbestos and lead paint surveys as a flat fee.



Scope of Work

- ❖ Conduct a survey of the entire structure for the presence of asbestos-containing material and include thorough sampling of materials suspected to contain asbestos. Conduct an analysis of those samples to determine asbestos content and evaluate the materials to assess their condition. Scope to be completed by an accredited inspector and to meet all standards outlined in OAR 340-248-0270(3).
- ❖ Conduct a survey and test the entire structure for the presence of lead-based paint. Collect sampling of materials suspected to contain lead-based paint and analyze those samples to determine lead content. Scope to be completed by an accredited inspector.
- ❖ Provide Homes for Good with completed survey documentation to the standards of LRAPA, DEQ, and the Oregon Health Authority.

Site Details

Located at 599 East Broadway (Map & Tax Lot # 17-03-32-23-01000) in Eugene, OR. Bridges on Broadway is the evolution of Lane County's Project Turnkey. The building has been used as a shelter to provide temporary housing to people who lost their homes during the 2020 Holiday Farm Fire. It will be converted into a 57-unit Permanent Supportive Housing apartment community to serve people experiencing chronic homelessness. It is approximately 31,200 square feet in size and spans four stories. As of the time of the surveys, the bottom three stories are finished, and the fourth story is unfinished. The building was originally constructed in 2008.

Wage Rate Determination

There will be no minimum wage rates required for numbers [1] as listed above.

Award of Contract

This contract will be awarded to the qualified bidder offering the Best Value for the Agency. Best Value includes, but is not limited to, lowest price submitted by a qualified bidder, ability of the bidder's company to supply trained, licensed, and experienced personnel, references, appropriate equipment for performing the required work, and employees available.

Qualified bidders may be contacted for an informal interview for more detailed information and confirmation of quoted information. Homes for Good reserves the right to not award any firm if it is in the best interest of the Agency to do so or based upon the results of credit and referenced checks, review of the quality of work of the bidding Contractor.

Homes for Good reserves the right to reject any and all bids not in compliance with the described public bid requirements and may reject for good cause or waive any informality in bids received whenever such rejection or waiver is in the public interest to do so. The Agency complies with State and Federal laws and regulations relating to discrimination and employment, including the Americans with Disability Act (ADA 1990).



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This Agency may review any of the following prior to selection of the Contractor:

- ❖ Job cost breakdown, work force availability, or work history
- ❖ Number of anticipated work hours per week/month
- ❖ Previous contract performance with the Agency
- ❖ Site review/inspection of Contractor's current work
- ❖ Evaluation of references and other non-Agency work history
- ❖ Applicable experience



Expectations & Requirements

Additional Work

During the awarded contract period, Homes for Good may request additional work and the Contractor will be asked to provide a cost for that work. This Agency may or may not authorize such additional work to the awarded contractor and reserves the right to use another Contractor.

Insurance Coverage Requirements

At signing of contract, the awarded Contractor is required to provide the Agency with Certificates of Insurance showing the following Insurance is in force and will insure all operations under this contract. Contractors shall not cancel, materially change, or not renew insurance coverages during the period of this contract. Any insurance bearing any adequacy of performance shall be maintained after completion of the contract for the full warrant/guarantee period.

Nothing contained in the insurance requirements is to be construed as limiting the extent of the Contractor’s responsibility for payment of damages resulting from the Contractor’s operation under a contract with Homes for Good.

Insurance Coverage Requirement Details

- ❖ **General Liability Insurance** with a limit of no less than \$2,000,000 per occurrence and an aggregate limit of no less than \$4,000,000
- ❖ **Professional Indemnity Insurance (Errors & Omissions)** of \$1,000,000
- ❖ **Umbrella/Excess Coverage** no less than \$1,000,000
- ❖ **Workers’ Compensation Insurance** for Contractor’s employees at no less than statutory limits
- ❖ **Automobile Insurance** with liability coverage at no less than statutory limits

The General Liability policy shall name the Agency as *Additional Insured* for this project, with an attached Endorsement Page, showing the additional insured as:

[Homes for Good Housing Agency
 100 West 13th Avenue
 Eugene, OR 97401]

Payment

Agency will review Contractor’s invoice and within ten (10) days of receipt and notify Contractor in writing if there is a disagreement or dispute. If there are no such disputes, Agency shall pay the invoice amount in full within (30) days of invoice send date.