



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



Homes. People. Partnerships. Good. [www.homesforgood.org](http://www.homesforgood.org)



## Request for Quotes

Special Inspections – Bridges on Broadway and Ollie Court

Friday, May 3, 2024, at 4:00pm

Solicitation Coordinator

**Johanna Jimenez**

PH: 541-682-2567

Email: [jjimenez@homesforgood.org](mailto:jjimenez@homesforgood.org)



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## Basic Overview

<b>RFQ Release Date</b>	Monday, April 22, 2024
<b>Submission Due Date &amp; Time</b>	Friday, May 3, 2024, 4:00pm
<b>Submission Methods</b>	Please submit electronically to <a href="mailto:jjimenez@homesforgood.org">jjimenez@homesforgood.org</a>
<b>Anticipated Contract Term</b>	June 1, 2024 – September 30, 2025
<b>Maximum Number of Contracts Awarded</b>	2
<b>Agency Contact</b>	Johanna Jimenez <a href="mailto:jjimenez@homesforgood.org">jjimenez@homesforgood.org</a> (541) 682-2567
<b>Subcontracting</b>	Not permitted
<b>Questions Regarding the RFQ</b>	Due on or before May 1, 2024 Johanna Jimenez <a href="mailto:jjimenez@homesforgood.org">jjimenez@homesforgood.org</a> (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 Quotes

Homes for Good Housing Agency is seeking quotes from qualified professionals for special inspections at two (2) Agency-managed sites:

The sites are:

- [1] Bridges on Broadway (599 E Broadway Eugene, OR 97401)
- [2] Ollie Court (1520 W 13<sup>th</sup> Ave Eugene, OR 97402)

This contract is for June 1, 2024, through September 30, 2025. Construction at Bridges on Broadway is set to begin June 19, 2024, and end May 15, 2025. Construction at Ollie Court is set to begin July 8, 2024, and end September 8, 2025. All deliverables must be submitted before final inspection of each property can occur.

- ❖ 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, May 3, 2024, at 4:00pm** and can be sent by email to the solicitation coordinator at [jjimenez@homesforgood.org](mailto:jjimenez@homesforgood.org).

See linked forms and documents below for any additional instructions.

### **Fee Proposal**

Please provide a separate fee proposal for sites number [1] and [2] above.



# Scope of Work

## Scope

Please refer to the chart below for an overview of special inspections and tests needed at each site. Please see exhibits A and B for additional scope details.

<p>Site [1] Bridges on Broadway</p> <ul style="list-style-type: none"> <li>• Steel Construction (1705.2)</li> <li>• Concrete Construction (1705.3)</li> <li>• Masonry Construction (OSSC 1705.4)</li> <li>• Wood Construction (1705.5)</li> <li>• Soils (1705.6)</li> <li>• Structural Wood (1705.13.2)</li> <li>• Helical Pile Foundations (1705.9/1705.10)</li> </ul>	<p>Site [2] Ollie Court – All Inspections and Tests to be Completed at Both North and South Buildings</p> <ul style="list-style-type: none"> <li>• Steel Construction (1705.2)</li> <li>• Concrete Construction (1705.3)</li> <li>• Soils (1705.6)</li> <li>• Structural Steel (1705.13.1/1705.14.1)</li> <li>• Structural Wood (1705.13.2)</li> </ul>
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## Site Details

[1] 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. The building was originally constructed in 2008.

[2] Located at 1520 W 13<sup>th</sup> Ave (Map & Tax Lot # 17-04-36-42-10400) in Eugene, OR, Ollie Court is a collaborative project led by Homes for Good Housing Agency to address two critical shortages impacting our community: the shortage of affordable housing and the shortage of affordable childcare. Ollie Court will address both shortages by developing a new 81-unit community with a six-classroom Early Learning Center on the ground floor. It is approximately 94,235 square feet of residential space across two buildings and 14,500 square feet of commercial space to be used as the Early Learning Center.

## Wage Rate Determination

There will be no minimum wage rates required for numbers [1] and [2] 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 based upon the results of credit and reference checks and/or 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).*

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
- ❖ 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 coverage is in force and will insure all operations under this contract. Contractors shall not cancel, materially change, or fail to 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** 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 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.





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## Attachments

- A: Bridges on Broadway Special Inspection Agreement
- B: Ollie Court Special Inspection Agreement
- C: Ollie Court Structural General Notes
- D: Bridges on Broadway Site Plan
- E: Ollie Court Site Plan
- F: Special Inspection Program



# SPECIAL INSPECTION AGREEMENT

PROJECT ADDRESS: 599 East Broadway, Eugene, OR

APPLICATION NO.: 24-02561-01

## PART 1 – STATEMENT OF SPECIAL INSPECTIONS

In accordance with the Oregon Structural Specialty Code (OSSC) 1704.3.1, the Registered Design Professional (RDP) shall prepare and submit a special inspection and structural observation program. The RDP shall confirm that the special inspections and structural observations noted below are indicated on the approved plans. Additionally, the special inspection agencies, contractor, owner, and RDP shall comply with the duties and responsibilities outlined in the City of Eugene Special Inspection Program (SIP), which is available to be viewed at [www.eugene-or.gov](http://www.eugene-or.gov). This agreement denotes general areas of construction requiring special inspection. See the approved plans for more specific requirements.

**BEFORE A PERMIT CAN BE ISSUED:** The RDP shall complete Part 1 of this agreement and verify all acknowledgements in Parts 2 and 3 are completed. (OSSC 107.1, 1704.2.3)

**PRIOR TO THE START OF CONSTRUCTION:** Special inspection agencies shall provide written documentation to the Building Official demonstrating the competence and relevant experience or training of the special inspectors who will perform the special inspections and tests during construction. See the SIP for more information. (OSSC 1704.2.1)

**DURING CONSTRUCTION:** The Special inspector shall observe and document the work for conformance with the building department approved plans and specifications and applicable workmanship provisions of the OSSC. Reports and certificates shall be submitted to the Building Official. (OSSC 1704.2.4 and 1704.5)

**PRIOR TO RECEIVING FINAL INSPECTION:** A final summary report shall be submitted to the Building Official. The summary shall include a statement that all items requiring special inspection or testing were fulfilled, reported and, to the best of the inspectors' knowledge, in conformance with the building department approved plans, specifications, approved change orders and applicable workmanship provisions of the OSSC. (OSSC 1704.2.4)

### SPECIAL INSPECTION AND TESTING:

- Fabricated Items (1704.2.5/1705.11)
- Steel Construction (1705.2)
- Concrete Construction (1705.3)
- Masonry Construction (OSSC 1705.4)
- Wood Construction (1705.5)
- Soils (1705.6)
- Driven Deep Foundations (1705.7/1705.10)
- CIP Deep Foundations (1705.8/1705.10)
- Helical Pile Foundations (1705.9/1705.10)
- Sprayed Fire-resistant Materials (1705.15)
- Mastic and Intumescent Fire-rest. Coatings (1705.16)
- EIFS (1705.17)
- Fire-Resist Penetrations and Joints (1705.18)
- Smoke Control (1705.19)
- Sealing of Mass Timber (1705.20)
- Concrete Expansion / Adhesive Anchors (1705.1.1)

### **Seismic Resistance (1705.12/1705.13):**

- Structural Steel (1705.13.1/1705.14.1)
- Structural Wood (1705.13.2)
- Cold-formed Steel (1705.13.3)
- Seismic System (1705.13.4/1705.14.3)
- Architectural Components (1705.13.5)
- M/E/P Anchorage (1705.13.6 items 1-5)
- Sprinkler Clearance (1705.13.6 item 6)
- Steel Storage Racks (1705.13.7)
- Seismic Isolation Systems (1705.13.8/1705.14.4)
- CFS Special Bolted Moment Frames (1705.13.9)
- Nonstructural Components (1705.14.2)

List additional special inspections (1705.1.1):

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**STRUCTURAL OBSERVATION:**

Prior to the commencement of observations, the structural observer shall submit to the Building Official a written statement identifying the frequency and extent of structural observations. At the conclusion of the work included in the permit, the structural observer shall submit to the Building Official a written statement that the site visits have been made and identify any reported deficiencies which, to the best of the structural observer’s knowledge, have not been resolved. (OSSC 1704.6)

**List structural observations and the stages at which they are to occur (1704.6.1-1704.6.3):**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Rollston Frangopoulos



04.17.2024

Registered Design Professional’s Name

Registered Design Professional’s Signature

Date

**PART 2 – OWNER’S ACKNOWLEDGEMENT**

Owner, or owner’s authorized agent, hereby acknowledges that he/she shall employ the special inspection agencies and/or structural observer identified below who shall provide the special inspections or structural observations specified above during construction. (OSSC 1704.2)

\_\_\_\_\_  
Owner’s Name

\_\_\_\_\_  
Owner’s Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Inspection Agency A’s Name

\_\_\_\_\_  
Inspection Agency A’s Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Inspection Agency B’s Name

\_\_\_\_\_  
Inspection Agency B’s Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Inspection Agency C’s Name

\_\_\_\_\_  
Inspection Agency C’s Signature

\_\_\_\_\_  
Date

Rollston Frangopoulos



04.17.2024

Structural Observer’s Name

Structural Observer’s Signature

Date

**PART 3 – CONTRACTOR’S ACKNOWLEDGEMENT**

Contractor hereby acknowledges that he/she has received, read, and understands the Special Inspection Agreement and City of Eugene Special Inspection Program. (OSSC 1704.4)

\_\_\_\_\_  
Contractor’s Name

\_\_\_\_\_  
Contractor’s Signature

\_\_\_\_\_  
Date



# SPECIAL INSPECTION AGREEMENT

**PROJECT ADDRESS:** Approximately 1520 13th Ave, Eugene, OR 97402

**APPLICATION NO.:** \_\_\_\_\_

## PART 1 – STATEMENT OF SPECIAL INSPECTIONS

In accordance with the Oregon Structural Specialty Code (OSSC) 1704.3.1, the Registered Design Professional (RDP) shall prepare and submit a special inspection and structural observation program. The RDP shall confirm that the special inspections and structural observations noted below are indicated on the approved plans. Additionally, the special inspection agencies, contractor, owner, and RDP shall comply with the duties and responsibilities outlined in the City of Eugene Special Inspection Program (SIP), which is available to be viewed at [www.eugene-or.gov](http://www.eugene-or.gov). This agreement denotes general areas of construction requiring special inspection. See the approved plans for more specific requirements.

**BEFORE A PERMIT CAN BE ISSUED:** The RDP shall complete Part 1 of this agreement and verify all acknowledgements in Parts 2 and 3 are completed. (OSSC 107.1, 1704.2.3)

**PRIOR TO THE START OF CONSTRUCTION:** Special inspection agencies shall provide written documentation to the Building Official demonstrating the competence and relevant experience or training of the special inspectors who will perform the special inspections and tests during construction. See the SIP for more information. (OSSC 1704.2.1)

**DURING CONSTRUCTION:** The Special inspector shall observe and document the work for conformance with the building department approved plans and specifications and applicable workmanship provisions of the OSSC. Reports and certificates shall be submitted to the Building Official. (OSSC 1704.2.4 and 1704.5)

**PRIOR TO RECEIVING FINAL INSPECTION:** A final summary report shall be submitted to the Building Official. The summary shall include a statement that all items requiring special inspection or testing were fulfilled, reported and, to the best of the inspectors’ knowledge, in conformance with the building department approved plans, specifications, approved change orders and applicable workmanship provisions of the OSSC. (OSSC 1704.2.4)

### SPECIAL INSPECTION AND TESTING:

- |  |   |
|--|---|
| <input type="checkbox"/> Fabricated Items (1704.2.5/1705.11)       | <input type="checkbox"/> Helical Pile Foundations (1705.9/1705.10)            |
| <input checked="" type="checkbox"/> Steel Construction (1705.2)    | <input type="checkbox"/> Sprayed Fire-resistant Materials (1705.15)           |
| <input checked="" type="checkbox"/> Concrete Construction (1705.3) | <input type="checkbox"/> Mastic and Intumescent Fire-rest. Coatings (1705.16) |
| <input type="checkbox"/> Masonry Construction (OSSC 1705.4)        | <input type="checkbox"/> EIFS (1705.17)                                       |
| <input type="checkbox"/> Wood Construction (1705.5)                | <input type="checkbox"/> Fire-Resist Penetrations and Joints (1705.18)        |
| <input checked="" type="checkbox"/> Soils (1705.6)                 | <input type="checkbox"/> Smoke Control (1705.19)                              |
| <input type="checkbox"/> Driven Deep Foundations (1705.7/1705.10)  | <input type="checkbox"/> Sealing of Mass Timber (1705.20)                     |
| <input type="checkbox"/> CIP Deep Foundations (1705.8/1705.10)     | <input type="checkbox"/> Concrete Expansion / Adhesive Anchors (1705.1.1)     |

#### **Seismic Resistance (1705.12/1705.13):**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Structural Steel (1705.13.1/1705.14.1) | <input type="checkbox"/> Sprinkler Clearance (1705.13.6 item 6)          |
| <input checked="" type="checkbox"/> Structural Wood (1705.13.2)            | <input type="checkbox"/> Steel Storage Racks (1705.13.7)                 |
| <input type="checkbox"/> Cold-formed Steel (1705.13.3)                     | <input type="checkbox"/> Seismic Isolation Systems (1705.13.8/1705.14.4) |
| <input type="checkbox"/> Seismic System (1705.13.4/1705.14.3)              | <input type="checkbox"/> CFS Special Bolted Moment Frames (1705.13.9)    |
| <input type="checkbox"/> Architectural Components (1705.13.5)              | <input type="checkbox"/> Nonstructural Components (1705.14.2)            |
| <input type="checkbox"/> M/E/P Anchorage (1705.13.6 items 1-5)             |  |

**List additional special inspections (1705.1.1):**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**STRUCTURAL OBSERVATION:**

Prior to the commencement of observations, the structural observer shall submit to the Building Official a written statement identifying the frequency and extent of structural observations. At the conclusion of the work included in the permit, the structural observer shall submit to the Building Official a written statement that the site visits have been made and identify any reported deficiencies which, to the best of the structural observer’s knowledge, have not been resolved. (OSSC 1704.6)

**List structural observations and the stages at which they are to occur (1704.6.1-1704.6.3):**

OBSERVATIONS WILL BE MADE FOR PORTIONS OF THE FOLLOWING:

CONCRETE REINFORCING AND EMBEDMENTS PRIOR TO POURING.

CONSTRUCTION OF STEEL MOMENT FRAMES, SHEAR WALLS, AND HOLDOWNS.

BRENT CRAWFORD

Registered Design Professional’s Name



Registered Design Professional’s Signature

2/12/2024

Date

**PART 2 – OWNER’S ACKNOWLEDGEMENT**

Owner, or owner’s authorized agent, hereby acknowledges that he/she shall employ the special inspection agencies and/or structural observer identified below who shall provide the special inspections or structural observations specified above during construction. (OSSC 1704.2)

\_\_\_\_\_  
Owner’s Name

\_\_\_\_\_  
Owner’s Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Inspection Agency A’s Name

\_\_\_\_\_  
Inspection Agency A’s Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Inspection Agency B’s Name

\_\_\_\_\_  
Inspection Agency B’s Signature

\_\_\_\_\_  
Date

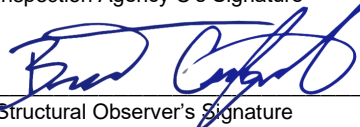
\_\_\_\_\_  
Inspection Agency C’s Name

\_\_\_\_\_  
Inspection Agency C’s Signature

\_\_\_\_\_  
Date

BRENT CRAWFORD

Structural Observer’s Name



Structural Observer’s Signature

2/12/2024

Date

**PART 3 – CONTRACTOR’S ACKNOWLEDGEMENT**

Contractor hereby acknowledges that he/she has received, read, and understands the Special Inspection Agreement and City of Eugene Special Inspection Program. (OSSC 1704.4)

\_\_\_\_\_  
Contractor’s Name

\_\_\_\_\_  
Contractor’s Signature

\_\_\_\_\_  
Date



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BRENT CRAWFORD

Registered Design Professional’s Name



Registered Design Professional’s Signature

2/12/2024

Date

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\_\_\_\_\_  
Owner’s Name

\_\_\_\_\_  
Owner’s Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Inspection Agency A’s Name

\_\_\_\_\_  
Inspection Agency A’s Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Inspection Agency B’s Name

\_\_\_\_\_  
Inspection Agency B’s Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Inspection Agency C’s Name

\_\_\_\_\_  
Inspection Agency C’s Signature

\_\_\_\_\_  
Date

BRENT CRAWFORD

Structural Observer’s Name



Structural Observer’s Signature

2/12/2024

Date

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\_\_\_\_\_  
Contractor’s Name

\_\_\_\_\_  
Contractor’s Signature

\_\_\_\_\_  
Date



STRUCTURAL GENERAL NOTES

• **CONTRACTOR SUBMITTALS**

THE FOLLOWING IS A LISTING OF REQUIRED ITEMS TO BE SUBMITTED TO STRUCTURAL ENGINEER OF RECORD (TO BE PROVIDED IF MARKED):

SUBMITTAL	CERTIFICATE	SHOP DRAWINGS (2)	CALCS W/ ENG. STAMP	DEFERRED SUBMITTAL (1)
CONCRETE REINF. STEEL		X		
CONCRETE MIX DESIGN		X		
CONCRETE MASONRY UNITS				
GROUT MIX DESIGN		X		
REINFORCING STEEL		X		
STRUCTURAL STEEL		X		
STEEL DECK		X		
I-JOISTS		X	X	X
STRUCTURAL COMPOSITE LUMBER		X		
GLUE-LAMINATED BEAMS		X		
PREFABRICATED WOOD TRUSSES		X	X	X
MECHANICAL UNIT ANCHORAGE		X	X	X

- DEFERRED SUBMITTALS SHALL FIRST BE SUBMITTED TO THE PROJECT ARCHITECT AND/OR ENGINEER FOR REVIEW AND COORDINATION, THEN SUBMITTED TO THE APPROPRIATE JURISDICTION FOR APPROVAL. THIS SUBMITTAL SHALL INCLUDE HOHBACH-LEWIN'S SHOP DRAWING STAMP INDICATING THE STRUCTURAL REVIEW HAS BEEN COMPLETED AND THAT THE PLANS AND CALCULATIONS FOR THE DEFERRED APPROVAL ITEMS ARE IN GENERAL COMPLIANCE WITH THE INFORMATION PROVIDED WITHIN THE CONTRACT DOCUMENTS.
- ELECTRONIC SHOP DRAWINGS ARE TO BE SUBMITTED TO HOHBACH-LEWIN FOR REVIEW.

• **STRUCTURAL OBSERVATION (BY HOHBACH-LEWIN, INC.)**

HOHBACH-LEWIN SHALL BE NOTIFIED FOR STRUCTURAL OBSERVATION AT THE STAGES OF CONSTRUCTION INDICATED BELOW. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE A MINIMUM OF 48 HOURS NOTICE IN ADVANCE OF COVERING STRUCTURAL ELEMENTS WITH CONCRETE, FINISHES, OR OTHER VISUAL OBSTRUCTIONS. THE CONTRACTOR SHALL PROVIDE SUITABLE TIME TO MAKE A REQUIRED CORRECTIONS FOLLOWING SITE OBSERVATION BY THE ENGINEER.

STRUCTURAL OBSERVATIONS ARE REPRESENTATIVE LOCATIONS OF THE STRUCTURE FOR GENERAL CONFORMANCE WITH THE APPROVED STRUCTURAL DRAWINGS AND DO NOT WAIVE INSPECTION REQUIREMENTS.

HOHBACH-LEWIN SHALL BE NOTIFIED AT THE FOLLOWING STAGES OF CONSTRUCTION:

- PLACEMENT OF REINFORCING AND OTHER CONCRETE EMBEDMENTS AND CAST-IN ANCHORAGES.
- CONSTRUCTION OF STEEL MOMENT AND BRACED FRAME ELEMENTS AND CONNECTIONS.
- CONSTRUCTION OF LIGHT FRAME SHEAR WALLS AND HARDWARE.
- HOLD-DOWN AND TIEDOWN SYSTEMS.

• **SPECIAL INSPECTIONS**

SPECIAL INSPECTIONS AND TESTING WILL BE PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, THE ATTACHED 'STATEMENT OF SPECIAL INSPECTION' AND OSGC SECTIONS 1104, 1105.

• **STEEL CONSTRUCTION (OSGC SECTION 1105.2)**

ITEM	FREQ.	NOTES
1. SPECIAL INSPECTION FOR STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE QUALITY ASSURANCE INSPECTION REQUIREMENTS OF AISC 360		SEE OSGC SECTION 1105.2.1.1
2. MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS, AND WASHERS:		
A. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS	P	SEE APPLICABLE ASTM MATERIAL SPECIFICATIONS AND AISC 360 SECTION A3.3
B. MANUFACTURER'S CERTIFICATE OF COMPLIANCE	P	
3. INSPECTION OF HIGH-STRENGTH BOLTING		SEE AISC 360 SECTION M2.5 AND N5.6 AND TABLES N5.6-1, N5.6-2 AND N5.6-3
A. SNUG-TIGHT JOINTS	P	
B. PRETENSIONED AND SLIP-CRITICAL JOINTS USING TURN-OF-NUT WITH MATCHMARKING, TWIST-OFF BOLT OR DIRECT TENSION INDICATOR METHODS OF INSTALLATION.	P	AISC 360, SECTION N2.1
C. PRETENSIONED AND SLIP-CRITICAL JOINTS USING TRUN-OF-NUT WITHOUT MATCHMARKING OR CALIBRATED WRENCH METHODS OF INSTALLATION.	C	
4. MATERIAL VERIFICATION OF STRUCT. STEEL		SEE AISC 360 SECTION A3 FOR ASTM DESIGNATIONS
A. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS	P	AISC 360, SECTION N2.1
B. FOR OTHER STEEL, IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS.	P	APPLICABLE ASTM MATERIAL STANDARDS
C. MANUFACTURER'S MILL TEST REPORTS	P	SEE ASTM A6 OR ASTM A 568
5. MATERIAL VERIFICATION OF COLD-FORMED STEEL DECK:		
A. MANUFACTURER'S CERTIFIED TEST REPORTS.	P	
6. MATERIAL VERIFICATION OF WELD FILLER MATERIALS:		
A. IDENTIFICATION MARKING TO CONFORM TO AWS SPECIFICATION IN THE APPROVED CONSTRUCTION DOCUMENTS	P	AISC 360, SECTION A3.5 AND APPLICABLE AWS A5 DOCUMENTS
B. MANUFACTURER'S CERTIFICATION OF COMPLIANCE REQUIRED.	P	
7. INSPECTION OF WELDING		AISC 360 SECTION N5.4, N5.5 AND TABLES N5.4-1, N5.4-2 & N5.4-3
A. STRUCTURAL STEEL		
1. COMPLETE AND PARTIAL PENETRATION GROOVE WELDS	C	SEE AWS D1.1.
2. MULTI-PASS FILLET WELDS	C	SEE AWS D1.1.
3. SINGLE-PASS FILLET WELDS > 5/16"	C	SEE AWS D1.1.
4. SINGLE-PASS FILLET WELDS ≤ 5/16"	P	SEE AWS D1.1.
5. FLUG AND SLOT WELDS	C	SEE AWS D1.1.
6. FLOOR AND ROOF DECK WELDS	P	SEE AWS D1.3.
7. STUDS USED FOR STRUCTURAL DIAPHRAGMS	P	SEE AWS D1.1.
8. WELDED SHEET STEEL FOR STUDS AND JOISTS	P	
9. STAIR SYSTEMS	P	
10. GUARD AND HAND RAIL SYSTEMS	P	SPECIAL INSPECTION ONLY REQUIRED FOR WELDS AT THE BASE OF CANTILEVERED RAIL POSTS (110.5.2.1)
B. REINFORCING STEEL		
1. VERIFICATION OF WELDABILITY OF REINFORCING STEEL OTHER THAN ASTM A706	P	AWS D1.4 ACI 318 SECTION 4.2.2
2. REINFORCING STEEL RESISTING FLEXURAL AND AXIAL FORCES IN INTERMEDIATE AND SPECIAL MOMENT FRAMES AND BOUNDARY ELEMENTS OF SPECIAL STRUCTURAL WALLS OF CONCRETE AND SHEAR REINFORCEMENT.	C	AWS D1.4 ACI 318 SECTION 4.2.2
3. SHEAR REINFORCEMENT	C	AWS D1.4 ACI 318 SECTION 4.2.2
4. OTHER REINFORCING STEEL	P	AWS D1.4 ACI 318 SECTION 4.2.2

• **SOILS (OSGC SECTION 1105.6)**

ITEM	FREQ.	NOTES
1. VERIFY MATERIALS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE THE DESIRED BEARING CAPACITY.	P	INSPECTION TO BE BY THE PROJECT GEOTECHNICAL ENGINEER
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIALS.	P	INSPECTION TO BE BY THE PROJECT GEOTECHNICAL ENGINEER
3. PERFORM CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS.	P	INSPECTION TO BE BY THE PROJECT GEOTECHNICAL ENGINEER
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF CONTROLLED FILL.	C	INSPECTION TO BE BY THE PROJECT GEOTECHNICAL ENGINEER
5. PRIOR TO PLACEMENT OF CONTROLLED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	P	INSPECTION TO BE BY THE PROJECT GEOTECHNICAL ENGINEER

• **WOOD CONSTRUCTION (OSGC SECTION 1105.5)**

ITEM	FREQ.	NOTES
1. INSPECT ASSEMBLIES:		SEE OSGC SECTION 1105.12.2
A. NAILING, BOLTING, ANCHORING, AND OTHER FASTENING OF COMPONENTS WITHIN THE SLRS, INCLUDING SHEAR WALLS, DIAPHRAGMS, DRAG STRUTS, BRACES, SHEAR PANELS, AND HOLD-DOWNS.	P	SPECIAL INSPECTION IS NOT REQUIRED FOR SHEAR WALLS, DIAPHRAGMS, AND SHEAR PANELS INCLUDING ATTACHMENT TO OTHER COMPONENTS OF THE SLRS WHERE THE NOMINAL PANEL EDGE NAILING IS GREATER THAN 4 INCHES ON CENTER.

• **CONCRETE CONSTRUCTION (OSGC 1105.3)**

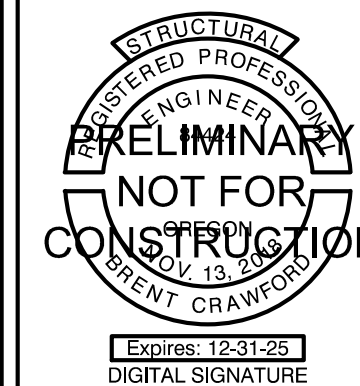
ITEM	FREQ.	NOTES
1. INSPECTION OF REINFORCING STEEL, INCLUDING PRESTRESSING TENDONS AND PLACEMENT.	P	SEE ACI 318: 20, 25.2, 25.3, 26.6.1-26.5.3
3. INSPECT ANCHORS TO BE CAST IN CONCRETE	P	ACI 318: 17.8.2
4. INSPECTION OF ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS		
A. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS.	C	ACI 318: 17.8.2.4
B. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.A	P	ACI 318: 17.8.2
5. VERIFY USE OF REQUIRED MIX DESIGN	P	SEE ACI 318: CH.19, 26.4.3, 26.4.4
6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	C	SEE ASTM C 112, C 31; ACI 318: 26.5, 26.12
7. INSPECTION OF CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES, INCLUDING TEST PANELS.	C	SEE ACI 318: 26.5
8. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF CONCRETE MEMBERS BEING FORMED.	P	SEE ACI 318: 26.11.2 (b)
9. POST-INSTALLED ANCHORS:		
A. VERIFY DIAMETER AND DEPTH OF HOLE TO CONFORM TO MANUFACTURER'S GUIDELINES AND VALUES SHOWN ON THE STRUCTURAL DRAWINGS.	C	
B. VERIFY EPOXY OR EXPANSION ANCHOR IS OF TYPE INDICATED ON THE STRUCTURAL DRAWINGS.	X	SUBSTITUTIONS MUST BE SUBMITTED TO THE E.O.R. FOR ACCEPTANCE PRIOR TO USE.
C. OBSERVE MIXING OF EPOXY AND INSTALLATION OF ANCHORS. VERIFY TORQUE OF EXPANSION ANCHORS.	C	SEE DRAWINGS FOR LOCATIONS WHERE INSPECTION IS NOT REQUIRED.

• **STRUCTURAL STEEL IN SEISMIC FORCE RESISTING SYSTEMS (OSGC 1105.13.1.1)**

SPECIAL INSPECTIONS OF STRUCTURAL STEEL IN THE SEISMIC FORCE RESISTING SYSTEMS SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 1105.2 OF THE 2022 OSGC AND THE QUALITY ASSURANCE REQUIREMENTS OF AISC 341 CHAPTER J.

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SCALE OF 11 X 17 SHEETS IS HALF OF SCALE INDICATED



75% CONSTRUCTION DOCUMENTS

OLLIE COURT

PROJECT #: 2228.01

HOMES FOR GOOD  
Proj Address

SHEET TITLE:

**STRUCTURAL  
GENERAL NOTES**

REVISIONS:  
#   DESCRP.   DATE

ISSUE DATE: 01/29/2024

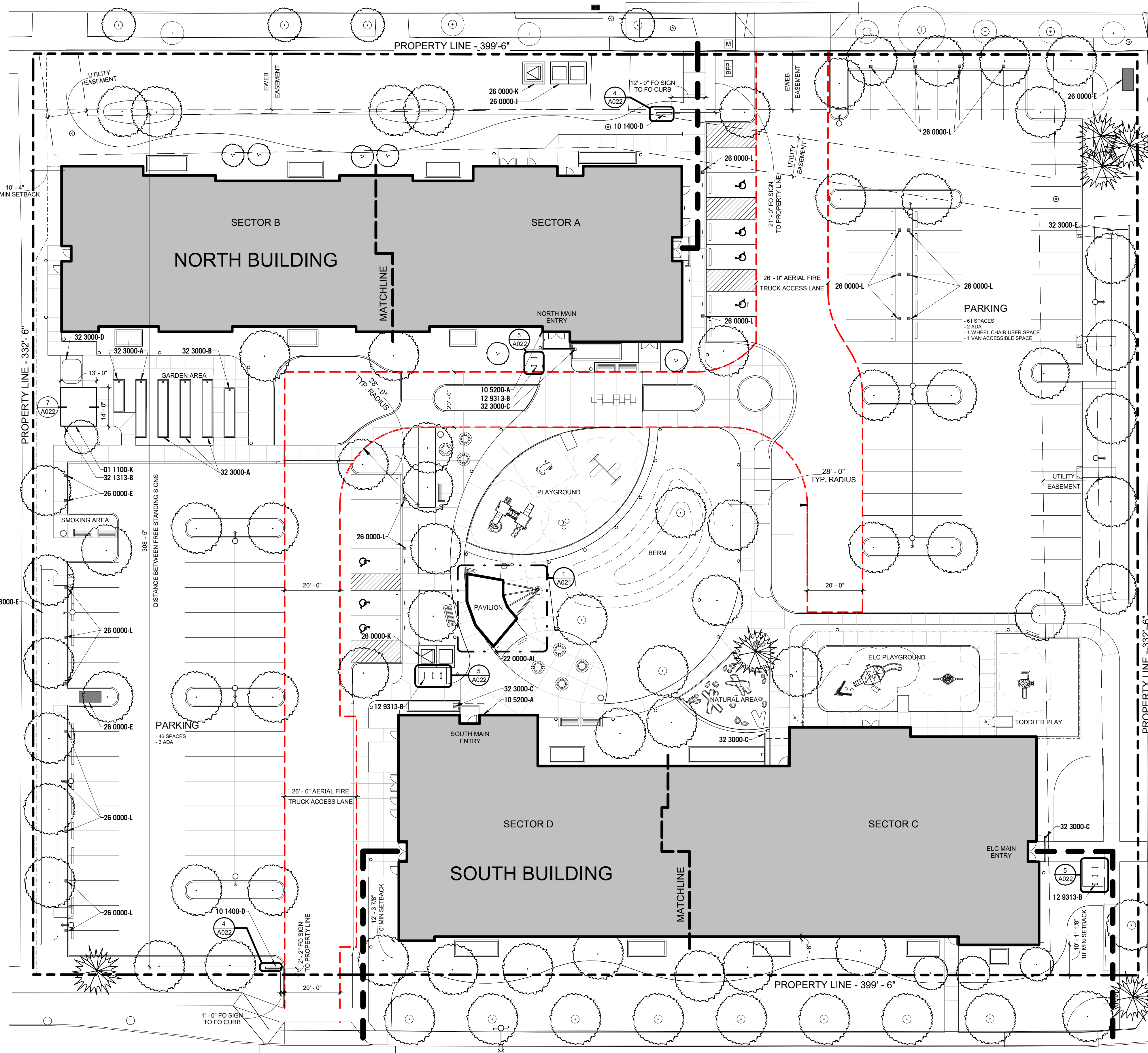
**S003**

HOHBACH-LEWIN # 17141









- A. VERIFY PROTECTION REQUIREMENTS FOR PUBLIC RIGHT-OF-WAY AREAS DURING CONSTRUCTION WITH LOCAL AUTHORITIES.
B. PROPERTY LINES AND EASEMENTS SHOWN ON THIS SITE PLAN ARE BASED UPON INFORMATION SUPPLIED BY OTHERS. REFER TO THE SURVEY PROVIDED BY THE OWNER FOR EXACT LOCATION INFORMATION.
C. PRIOR TO POURING FOUNDATION, CONTRACTOR TO VERIFY ALL UNDER SLAB PIPING, SLEEVES, OR CONDUIT REQUIRED BY ANY CONSULTANT OF VENDOR, INCLUDING BUT NOT LIMITED TO: CIVIL, PLUMBING, MECHANICAL, ELECTRICAL, LANDSCAPE, ELEVATOR, LOW VOLTAGE, SECURITY, COMMUNICATIONS AND FIRE ALARM.
D. SITE LAYOUT DIMENSIONS AND REFERENCE POINTS ARE SHOWN FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR HORIZONTAL CONTROL, SITE UTILITIES, GRADE ELEVATIONS AND FINISH FLOOR ELEVATIONS. IN ALL CASES THE GRADE SHALL SLOPE AWAY FROM THE BUILDINGS.
E. AN ACCESSIBLE ROUTE SHALL BE PROVIDED FROM THE PUBLIC RIGHT-OF-WAY TO THE ENTRANCE OF THE BUILDING. SEE CIVIL DRAWINGS FOR GRADING INFORMATION.
F. COORDINATE ELECTRICAL TRANSFORMER LOCATION AND CLEARANCE REQUIREMENTS WITH LOCAL UTILITY. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
G. REFER TO ELECTRICAL, PLUMBING, MECHANICAL, AND FIRE SPRINKLER DRAWINGS FOR LOCATION AND COORDINATION OF OTHER UTILITIES.
H. EXISTING FIRE HYDRANTS SHALL REMAIN. PROTECT AND MAINTAIN OPERATION AT ALL TIMES DURING CONSTRUCTION.
I. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB SITE. IF ANY DISCREPANCIES OCCUR THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
J. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
K. REFER TO CIVIL FOR PARKING DIMENSIONS AND INFORMATION.
L. FOR DEMOLITION, REFER TO CIVIL AND LANDSCAPE.

KEYNOTES - SPECIFICATION

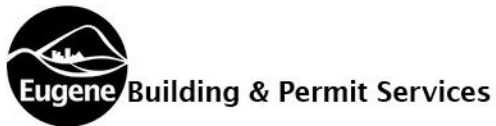
- 01 1100-K STORAGE SHED, CFCI
10 1400-D FREE-STANDING SIGN
10 5200-A KNOX BOX
12 9313-B EXTERIOR BICYCLE RACK
22 0000-AI YARD HYDRANT, SEE PLUMBING
26 0000-E FUTURE EV CHARGING ELECTRICAL SERVICE, SEE ELECTRICAL
26 0000-J EWEB PRIMARY VAULT, SEE ELECTRICAL
26 0000-K EWEB TRANSFORMER AND VAULT, SEE ELECTRICAL
26 0000-L FUTURE DUAL EV CHARGER
32 1313-B 6" REINFORCED CONCRETE SLAB, SEE CIVIL
32 3000-A RAISED GARDEN BED
32 3000-B ACCESSIBLE GARDEN BED
32 3000-C RAIN CHAIN AND SAND FILTER, SEE CIVIL
32 3000-D COMPOST AREA, SEE LANDSCAPE
32 3000-E RAIN GARDEN, SEE LANDSCAPE

LEGEND

- BOLLARD - SEE ELECTRICAL
POLE LIGHT - SEE ELECTRICAL
WATER METER - SEE CIVIL
MANHOLE COVER - SEE CIVIL
TREE - SEE LANDSCAPE FOR TYPE
SIDEWALK - SEE LANDSCAPE
STORM WATER PLANTER - SEE CIVIL
BACKFLOW PREVENTER VAULT - SEE CIVIL
CATCH BASIN - SEE CIVIL
EXISTING TREE
CHAIN LINK FENCING
PROPERTY LINE
EASEMENT
FIRE TRUCK ACCESS AND TURNAROUND
PATH OF EGRESS TO PUBLIC WAY

Table with 3 columns: #, DESCRP., DATE. Row 1: REV A, 03.06.2024





# SPECIAL INSPECTION PROGRAM

This program establishes regulations for the conduct and administration of special inspections, pursuant to EC 8.005(16). All references to "guidelines" shall denote this program as administered by the City of Eugene. All references to "building official" shall mean the person designated by the city manager with the responsibility for administration and enforcement of the building codes, or his/her designee.

## BACKGROUND

Special inspection is a quality control measure intended to ensure that certain critical features incorporated into a structure are constructed properly. This requires inspection by persons with specialized skills to verify that the material and workmanship comply with the approved plans, specifications, and industry standards. Some aspects of the construction may only need periodic inspection, while other aspects of the construction require continuous inspection. Chapter 17 of the Oregon Structural Specialty Code (OSSC) provides for special inspection of these critical elements and phases. A completed City of Eugene [Special Inspection Agreement](#) is required to be submitted before permit issuance when special inspection is required.

## SECTIONS

- I. Purpose of Special Inspection
- II. General Requirements
- III. Duties and Responsibilities of the Special Inspector
- IV. Duties and Responsibilities of the Contractor

### I. PURPOSE OF SPECIAL INSPECTION

*Special inspection* is the inspection of the materials, installation, fabrication, erection or placement of components and connections requiring special expertise or site presence to ensure compliance with approved construction documents and referenced standards. Special inspections are in addition to (not in lieu of) inspections required to be made by City inspectors and shall comply with OSSC Chapter 17 and these guidelines.

### II. GENERAL REQUIREMENTS

The owner or owner's authorized agent shall employ an approved agency to perform special inspections and testing for the types of work specified in Chapter 17 of the OSSC.

**Special inspection agencies and special inspectors:** The special inspector shall be a qualified person who is competent to perform inspection of the type of construction or operation requiring special inspection. Prior to the start of construction, special inspection agencies shall provide written documentation to the building inspector supervisor on behalf of the building official demonstrating the competence and relevant experience or training of the special inspectors who will perform the special inspections and tests during construction. Special inspectors registered with the Oregon Building Officials Association (OBOA) Special Inspection Program shall be considered qualified for the type of work for which they are certified to inspect.

**Design professional providing special inspection services:** The registered design professional in responsible charge and engineers of record involved in the design of the project are permitted to act as the approved agency and their personnel are permitted to act as the special inspector for the work designed by them, provided those personnel are qualified to perform the inspection and are approved by the building official.

**Conflict of Interest:** Special inspectors shall not inspect work performed, or materials supplied, by a contractor, sub-contractor, or material vendor with whom the inspector is employed. During the inspection, special inspectors shall not engage in any task(s) which would interfere with the proper performance of their required duties of inspection.

**Pre-Construction Conference:** When determined appropriate, the building official may require a pre-construction conference with the parties involved to review the special inspection requirements and procedures.

[www.eugene-or.gov/bps](http://www.eugene-or.gov/bps)

### III. DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR

**Observe assigned work:** Special inspectors shall inspect all work for which they are responsible for conformance with the approved (stamped) plans and specifications and applicable provisions of Ch. 17 of the OSSC. Prior to performing a special inspection, the special inspector shall verify that the permit documents at the site have a City of Eugene approval stamp.

**Report nonconforming items (discrepancies, deviations):** Special inspectors shall bring all nonconforming items to the immediate attention of the contractor for correction. If any such nonconforming item is not resolved in a timely manner or is soon to be incorporated into the work, the engineer or architect of record and the building official shall be notified immediately, and the item noted in the special inspector's written report. The building official may require this report to be posted in a conspicuous place on the job site. The special inspector should include in the report, as a minimum, the following information about each nonconforming item:

- Description of noncompliance.
- Exact location of noncomplying item.
- Reference to applicable detail of approved plans/specifications.
- Name and title of each individual notified and method of notification.
- Resolution or corrective action taken.

**Emergency Notification:** Field problems requiring **immediate action** by Building & Permit Services shall be reported by telephone to the building inspector or to Inspection Support at **541-682-5283**. Examples of field problems requiring immediate action may be:

- Work beginning without a permit or without approved plans onsite.
- Work proceeding without necessary special inspection.
- Work which is in progress that will cover non-conforming work.

**Approval of deviations:** Any approval of deviations shall be received by the special inspector directly from the registered design professional or building official or through documentation which bears their stamp or approval. The name of the person approving any deviations shall be recorded in the inspection report.

Revisions that include re-designing of structural connections, framing, or components which require engineering design calculations and drawings shall be submitted to the building official for review and approval. The city field inspector has the discretion to require any revision to be submitted to the building official for review and approval. Verbal clarifications shall be obtained directly by the special inspector from the registered design professional and/or building official.

**Provide timely progress reports:** The special inspector shall complete written inspection reports for each inspection visit and provide the reports on a timely basis as determined by the building official. The special inspector or inspection agency shall furnish these reports directly to the building official and to the design professional in charge. Provide the following information as a minimum:

- **Job Address.** As it appears on the approved building permit.
- **Permit Number.** List the permit number(s) for the work performed.
- **Date and time of inspection.**
- **Location of inspection.** For field inspections, pinpoint location of inspection using grid lines, floor numbers, or other applicable identification.
- **Identification of materials and methods of construction.** Adequately identify materials and note the methods of construction, erection, placement or other use of the materials. Describe specific items that were inspected. (moment frames, footings, retaining walls, etc.)
- **Testing Data.** Identify and document results of all material testing, treatment certificates, nondestructive testing, load test, sampling, welding qualifications, or other test being utilized.
- **Conformance Statement.** State whether the work requiring special inspections was either *observed to be in conformance* or *observed to be nonconforming* with these guidelines and the building official approved plans, specifications, and applicable workmanship provisions of the OSSC and standards. Identify and document any changes approved by the architect or registered design professional that are not part of the approved plans or specifications. Identify and document any work completed without required in-process special inspection.

- **Substitutions and Deviations.** All substitutions of materials or other deviations from approved permit plans and applicable standards and codes, shall be immediately reported to the contractor for correction, then, if uncorrected, to the architect, engineer, owner, and the building official. All nonconforming items shall be fully identified on the reports.
- **Name and registration number of special inspector.**
- **List of individuals/firms receiving copies of the reports.**

**Submit final report:** Special inspectors or inspection agencies shall submit a final signed report stating whether the work requiring special inspection and testing was, to the best of their knowledge, in conformance with the approved plans and specifications. Items not in conformance, unresolved items or any discrepancies in inspection coverage (i.e., missed inspections, periodic inspection when continuous was required, etc.) must be specifically itemized in this report.

#### IV. DUTIES AND RESPONSIBILITIES OF THE CONTRACTOR

**Notification:** It is the duty of the person doing the work requiring inspection to notify both the special inspector and the building official that the work is ready for inspection.

**Access:** The person requesting an inspection shall provide access and means for proper inspection.

**Resolution:** It is the contractor's responsibility to review the special inspector's daily reports and the non-compliance list and to initiate corrective actions. The contractor shall schedule a re-inspection with the special inspector to verify that non-complying items have been resolved.