



## **Request for Quote**

Organic Growth Abatement – Bridges on Broadway

Due Wednesday, November 20, 2024, at 5:00pm

Solicitation Coordinator

**Johanna Jimenez**

PH: 541-682-2567

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



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



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## Basic Overview

<b>RFQ Release Date</b>	November 13, 2024
<b>Submission Due Date &amp; Time</b>	November 20, 2024 by 5pm
<b>Submission Methods</b>	Please submit electronically to <a href="mailto:jjimenez@homesforgood.org">jjimenez@homesforgood.org</a>
<b>Anticipated Contract Term</b>	1-2 months
<b>Maximum Number of Contracts Awarded</b>	1
<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>	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 Quote

Homes for Good Housing Agency is seeking quotes from qualified professional organic growth and mold remediators at one (1) Agency-managed site:

The site is:

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

In order to ensure that we do not delay construction, Homes for Good Housing Agency is looking to quickly bring on a contractor to efficiently complete the outlined scope of work. **In your bid, please a timeline in which you believe you will be able to complete remediation of the building.**

This contract is for November 2024 through January 2025. Final deliverables are requested no later than January 15, 2025, and preferably sooner if possible.

- ❖ 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 **November 20<sup>th</sup>, 2024 at 5:00pm** 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**

Provide costs for organic growth remediation as a flat fee amount.



## Scope of Work

- ❖ Visually inspect contaminated areas and provide a flat rate quote for organic growth remediation in accordance with ANSI/IICRC S520.
- ❖ Conduct organic growth remediation of all contaminated surfaces including but not limited to: plywood roof sheathing, roofing trusses, framing plywood near PTAC units. Remediation should include a three-step process of cleaning, killing, and encapsulating any organic growth.
- ❖ Prioritize the exterior envelope remediation.
- ❖ Provide Homes for Good with appropriate documentation to the standards of ANSI/IICRC S52 verifying the completion of the remediation.
- ❖ Provide Homes for Good with copies of Certified Payroll for all hours worked on the job.
- ❖ Provide Homes for Good with documentation of any Section 3 hours worked during completion of the job.

Please reference Exhibit A to review conditions per the inspection provided by an envelope consultant.

Please indicate if you believe this scope of work including all documentation can be completed no later than January 15, 2025.

### **Site Visit Opportunity**

Prior to submitting a quote, we would like to invite you to walk the site to get a comprehensive view of the scope of the project. There are two scheduled opportunities for site visits at the following times:

- 2-3pm November 15<sup>th</sup>
- 10-11am November 18<sup>th</sup>

If none of the listed times work for you, please reach out to Johanna Jimenez at 541-682-2567 to schedule an alternate time.

Please note: this site is an active construction site. Please bring appropriate PPE in the form of a hardhat, hard-soled shoes, and high-visibility clothing.

### **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 is in the process of being 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 requested abatement,



rehabilitation construction for remodel is underway. The building was originally constructed in 2008.

**Wage Rate Determination**

This project utilizes Davis-Bacon wage rates (General Decision Number OR20240021) and BOLI wage rates published January 5, 2024, and amended April 5, 2024. Anticipated applicable rates are listed below:

<b>Classification</b>	<b>Base Rate</b>	<b>Fringe Rate</b>
Hazardous Materials Handler	\$30.03	\$16.18
Laborer Group 1	\$36.11	\$16.80
Laborer Group 2	\$37.41	\$16.80

**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).*

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 \$1,000,000 per occurrence and an aggregate limit of no less than \$2,000,000
- ❖ **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 for all vehicles on the site or used in connections therewith

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

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





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## **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.

## Exhibit A



Qualified  
Enclosure  
Consultants

1049 NW Corporate Drive  
Troutdale, OR 97060  
503.313.1030  
qeconsultants.net

- 1.04** QEC noted, at multiple locations, microbial growth located around PTAC and window rough openings on the OSB sheathing. Due to the fact that the microbial growth extends beyond the observable locations it is essential that PTAC units be removed to chase microbial growth to the extent of the contamination, which certainly extends into the PTAC rough opening.

—Action Item—



- 1.05** View at east elevation. QEC noted multiple areas of microbial growth on OSB sheathing. The microbial growth was typically occurring at window/PTAC rough openings, downspouts and above soffit conditions as shown on this photo.



- 1.06** Close up view above soffit location on east elevation. We noted microbial growth on the OSB sheathing at multiple locations. Due to the fact that the microbial growth extends beyond the observable areas it is essential that OSB sheathing be removed to chase microbial growth to the extent of the contamination, which is assumed to be into the insulation or the wood framing behind the OSB sheathing.

—Action Item—



Proactive Planning. Proven Results.



Qualified  
Enclosure  
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- 1.22** View of exposed existing attic space at ridge line and east side of ridge line. QEC noted multiple areas of microbial growth on underside of roof sheathing. Recommend treating existing sheathing, or replacing with new, to address microbial growth. Existing attic ventilation is a likely contributor to the organic growth and we recommend addressing venting issues, specifically, intake venting at roof eaves.

—Action Item—

- 1.23** View of exposed existing attic space at ridge line and east side of ridge line. QEC noted multiple areas of microbial growth on underside of roof sheathing. Recommend treating existing sheathing, or replacing with new, to address microbial growth. Existing attic ventilation is a likely contributor to the organic growth and we recommend addressing venting issues, specifically, intake venting at roof eaves.

—Action Item—

- 1.24** View of exposed existing attic space at ridge line and east side of ridge line. QEC noted multiple areas of microbial growth on underside of roof sheathing. Recommend treating existing sheathing, or replacing with new, to address microbial growth. Existing attic ventilation is a likely contributor to the organic growth and we recommend addressing venting issues, specifically, intake venting at roof eaves.

—Action Item—



**Proactive Planning. Proven Results.**