



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

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Request for Quotes

Geotechnical Investigation for The Coleman

Wednesday, April 16, 2025, at 4:00pm

Solicitation Coordinator

Kat LaFerle

Phone: 541-682-2611

Email: development@homesforgood.org



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Basic Overview

RFQ Release Date	Wednesday, April 16, 2025
Submission Due Date & Time	Friday, April 25, 2025, 4:00pm
Submission Methods	Please submit electronically to development@homesforgood.org
Contract Term	As soon as possible upon award of the contract. In your response, please include your capacity to begin the proposed work and an estimated time frame to complete the services.
Agency Contact & Questions Regarding the RFQ	Questions due on or before April 24, 2025 Kat LaFerle development@homesforgood.org (541) 682-2611



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 is requesting quotes for a geotechnical investigation to explore subsurface conditions at the site of a proposed affordable housing development, located at approximately 295 State Hwy 99 N in Eugene, Oregon (colloquially known as The Coleman).

The investigation will provide geotechnical recommendations for design and construction of the proposed project (see Scope of Work).

- ❖ 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.

The Coleman Development

The Coleman will be a 52-unit new affordable housing project in partnership with Sponsors Inc, developed on land currently owned by Lane County. The development is intended to serve individuals exiting Sponsors, Inc's transitional housing program by providing permanent housing with on-site supportive services. The Coleman will be a four-story, elevator-served building with a mix of one-bedroom and studio apartments. There will also be supportive services office space, a meeting room, resource center, and residential common area with shared amenities.

The building is wood framed with concrete foundation and will include structural steel. BDA Architecture and Planning is the project Architect and Essex Construction is the General Contractor. Homes for Good has been awarded funding by the City of Eugene to develop this land for affordable housing and is waiting on a funding award of Low Income Housing Tax Credits through Oregon Housing and Community Services.

Bid Submission Details

Bids shall be sent in the format provided (no fax), by **April 25th, 2025, at 4:00pm** and can be sent by email to the solicitation coordinator at development@homesforgood.org. Late quotes will not be accepted.

The quote should describe in detail how you or your firm intends to provide the services described in the scope of work, including what other professionals or agencies may need to be consulted to gather the information. A fee quote shall also be required that includes a breakdown for services and a not to exceed fee.



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We would like for this work to begin immediately upon selection of the consultant. In your response, please include your capacity to begin the proposed work and an estimated time frame to complete the services.



Scope of Work

Scope

The purpose of the geotechnical investigation will be to explore subsurface conditions at the site, located at approximately 295 Highway 99 in Eugene, Oregon, to provide geotechnical recommendations for design and construction of the proposed project.

The scope of work for this agreement will include the following:

- Review area well logs and geologic mapping including NRCS Soil Survey.
- Coordination of public utility locations; on-site private utility locations are expected to be provided by the owner or can be located for an additional fee.
- Advance four to six exploratory borings to a minimum depth of 25 feet or reasonable refusal to assess bearing capacities, friction coefficient and lateral earth pressures, liquefaction potential, in-situ moisture content and soil shrink/swell potential, and any additional soil parameters for design of proposed structures. All site access, exploration, and testing equipment will be provided to assess the subsurface site conditions.
- Representative samples will be collected for further examination and laboratory testing necessary to provide data for recommendations on project design parameters.
- Complete data analysis and seismic hazard evaluation pursuant to Chapter 18 of the Oregon Structural Specialty Code (OSSC).
- Provide verbal preliminary findings to client if requested to help guide final recommendations for potential site development.
- Assistance to the project design team, as needed, during the preparation of project documents.
- Prepare report of findings, in accordance with OSSC, that include at a minimum:
Site research, site exploration and testing, subsurface soils, groundwater level, borings (minimum of 4) data analyses, findings, conclusions and recommended Geotech design parameters for the project.

The following must be included in the final geotechnical report:

- | | |
|--|---|
| ○ Site Preparation, Earthwork and Foundation Subgrade Requirements | ○ Geotechnical Construction Site Observations |
| ○ Boring Log Summaries | ○ Structural Fill Recommendations |
| ○ NRCS Soil Survey | ○ Excavations |



- Drainage and Infiltration Testing
- Soil Bearing Capacity
- Slabs-On-Grade
- In-Situe Moisture Content & Soil Shrink/Swell Potential
- Friction Coefficient and Lateral Earth Pressures
- Wet Weather/Dry Weather Construction Practices
- Pavement Design Recommendations
- Seismic Site Classification and Hazards

Site Details

Site Address: approximately 295 State Highway 99, Eugene OR, 97402

Map & Tax Lot #s: 1704261304600 & 1704261304700

The site is currently owned by Lane County. The selected firm would be put in contact with county staff for site access.

Wage Rate Determination

There will be no minimum wage rates required for this report.

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



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- ❖ 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.

General Contractor's General Liability

- ❖ **Workers' Compensation:** In accordance with State Law, the general Contractor, its subcontractor, and all employers working under the contract are subject employers under the Oregon Workers' Compensation Law and shall comply with ORS 656.017, or otherwise be exempt under ORS 656.126.
- ❖ **Automobile Liability:** For owned and non-owned motor vehicles used on the site or in connections therewith for a combined single limit for bodily injury and property damage of not less than \$500,000 per occurrence.
- ❖ **Commercial General Liability & Professional Liability:** The minimum limit of liability shall be \$1,000,000 per occurrence written, with a combined single limit for bodily injury and property damage.

The General Contractor's 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]



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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.



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Attachments

- Site Plan



SITE ZONING: C-2 COMMUNITY COMMERCIAL
- NO SPECIAL OVERLAYS OR SUB-ZONES
- NO SPECIAL ENVIRONMENTAL CONDITIONS
- NEIGHBORING SITES ZONED C2
LU CATEGORY: MULTI-FAMILY AFFORDABLE HOUSING

52 DWELLING UNITS
- 40 (1) BR AND 12 STUDIO APARTMENTS
- 4 STORIES

NO MINIMUM OFF-STREET PARKING SPACES ARE REQUIRED

30 SPACES ARE PROVIDED
- 24 STANDARD SPACES (90 deg - 9' x 18'; 60 deg - 9' X 20.3')
- 6 COMPACT SPACES (60 deg - 8' X 19.7')
- 40% OF PROVIDED SPACES (12) ARE REQUIRED TO BE EV CHARGING STATION READY

- BIKE PARKING FOR UNITS REQUIRED IS 1:1
- PROVIDED IN BUILDING PER FLOOR.
- SHORT TERM FOR OFFICE AREA PROVIDED ON SITE

SITE FEATURES - NO EXISTING STRUCTURES, TREES OR HEDGES TO BE REMOVED OR RETAINED

SITE LIGHTING - TBD - ASSUME BUILDING MOUNTED LIGHTING FOR EXTERIOR COMMON AREAS AND POLE LIGHTS IN PARKING AREA



BDA
Architecture & Planning, PC.
1369 Olive Street
Eugene, Oregon 97401
bdarch.net
541.683.8661

THE COLEMAN
EUGENE, OREGON
HOMES FOR GOOD & SPONSORS, INC.

SITE PLAN

FULL SIZE
ON 11X17

date **08-01-23**
d.b. **ADD**

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