



Addendum to RFP

CM/GC Naval Reserve & Quince Street

ISSUE DATE: August 30, 2022
ADDENDUM DATE: September 16, 2022
DUE DATE: September 23, 2022 at 4:00 PM
RFP CONTACT: Spencer McCoy (smccoy@homesforgood.org, 541-682-2514)

Clarification on the RFP regarding the timeline for the Naval Reserve site:

The deadline for the City of Eugene HOME RFP is November 16, 2022 and Homes for Good requests a cost estimate from the selected firm by November 9, 2022 to complete the project's budget, which is required for the funding application submission. Homes for Good commits to having design materials available upon selection and the selected firm is expected to be ready to review these materials immediately after selection to meet this timeframe.

Question and Answer

1. During the design phase (in preconstruction), how often are you planning meetings to take place?

The design/development team will conduct bi-weekly meetings as needed to inform the architect team with the information they need to create the schematic design needed for NOFA application submittal. However, after we submit this application, it is expected that we would take a break from team meetings until we learn of funding award. The team would then resume weekly meetings to prepare for building permit submittal.

2. What role or how in-depth of a process would you like the CM/GC to take for soliciting the MEP design-build subcontractors?

Homes for Good expects that the CM/GC will run a competitive process for MEP selection with input from the owner.

3. With regard to the contract term, 12 months is listed in the RFP, however, we are concerned that may not be enough time depending on materials shortages, supply chain issues, and what the final building types turn out to be. Is there any additional information or guidance on the contract duration? This would be helpful information as we are working on the general conditions.

Please propose a contract term and construction schedule that you feel is reasonable for the work, it does not have to be 12 months.

4. Do you have any preliminary details on the buildings, such as number of structures, floors, units, any anticipated retail, or multiuse space, etc? Perhaps the brief/narrative that was provided to the architecture firms so they could begin the drawings?



At this stage, we have the following project descriptions for the Quince Street development and the Naval Reserve site:

- a. **Naval Reserve Site:** Design for the Naval Reserve site includes roughly 80 units of multi-family housing, consisting of a mixture of one, two, and three-bedroom apartments. Buildings on site would include two 3 or 4-story, elevator-served buildings for housing, one of which would also host a ground floor community room and other common areas. The third building is a one-story, 10,000 square foot building for an early learning center. The development will also include two separate play areas and roughly 115 parking spaces.
- b. **Quince Street:** Homes for Good is in the pre-development phase of a multi-family apartment community located in Florence, Oregon. The proposed project will provide 95-100 units of workforce housing to individuals, families, and seniors living in Lane County. The 6.63-acre site will be potentially be comprised of six 2-3 story townhome/flat buildings, two 1-2-story townhome buildings, two 2-story townhome buildings, and one 3-story elevator building comprised of 45 units of studio, one, two, and three bedroom units. This property is situated with nearby shopping, employment opportunities, public parks, medical centers, and human services.

5. **Please clarify the page count requirement?**

Submittals shall be tabulated in separate sections and labeled to match the requirements of Section IV. All materials shall be in 8.5" x 11" format. Limit submittals to no more than 20 double-sided pages. The page limit does not include front and back covers, section dividers, or items noted for inclusion in an appendix.

6. **Was the form of contract included in the documents?**

No, the contract documents were not included in the RFP. The agency intends to use the AIA Form A133-2019 Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price. Additionally, Proposer agrees to comply with the AIA Form A201-2017 General Conditions of the Contract for Construction, as well the Supplementary Conditions.