



GRANT WAREHOUSE REDEVELOPMENT REQUEST FOR STATEMENT OF QUALIFICATIONS

Revision 01 (11.16.15)

PROJECT OVERVIEW

In July 2015, the Portland Housing Bureau (PHB) issued an RFQ for the Grant Warehouse Redevelopment, and selected a development team of Portland Community Reinvestment Initiatives, Inc. (PCRI) and Gerding Edlen Development to redevelop the site. The proposed project will be a single, to-be constructed building of between 50 and 80 units of affordable family rental housing, and will include approximately 8,000 square feet of commercial/retail space on the ground floor and 28 at-grade parking spaces. The contract for this work will be with Carleton Hart Architecture PC, the architect of record.

In addition to providing affordable housing in a neighborhood that has experienced displacement and gentrification over the last several decades, one of the goals of the Grant Warehouse Redevelopment is to create opportunities for minorities and local businesses in all phases of development. For more than 20 years, PCRI has been actively working to prevent and mitigate involuntary displacement in N/NE Portland. Other team members include certified minority-owned firms Carleton Hart Architects and Colas Construction, who are both invested in and connected to the community.

SITE INFORMATION

The Grant Warehouse site is a 32,400 square foot vacant lot located on NE Martin Luther King, Jr. Boulevard between NE Cook Street and NE Ivy Street. It is currently owned by PHB who will begin negotiations shortly with the development team, leading to conveyance of the property. The property was used a service station, battery manufacturer and an auto repair facility between 1909 and 1973, and later, a metallurgical laboratory until 1998. At that time, the EPA removed and disposed of all the chemicals, and the property was later purchased from the warehouse owner by the Portland Development Commission, who demolished the warehouse and continued with cleanup activities. In 2006, the DEQ issued a No Further Action Determination.

PROJECT TEAM

The project development team will consist of the following firms:

Owner:	Portland Community Reinvestment Initiatives, Inc. (PCRI)
Development Consultant:	Gerding Edlen Development
Architect:	Carleton Hart Architecture PC
General Contractor:	Colas Construction

PROFESSIONAL SERVICES

This RFQ will be used to solicit proposals for professional services from a variety of disciplines in response to the design challenges required to achieve a sustainable, mixed-used, affordable housing development. These services will be provided as part of the pre-design, design, and construction administration phases.

Services from the following disciplines will be required:

- Geotechnical Engineering
- Civil Engineering
- Limited - Architectural Design Services
- Structural Engineering
- Landscape Architecture
- Cost Estimating Services
- Interior Design Services

COMPANY INFORMATION & CAPACITY

1. Current company capabilities, types of work in which the company specializes, range of project sizes, unique areas of expertise, lists of recently completed projects.
2. Current volume of work and anticipated volume for the next fiscal year.
3. Ownership information, brief history and description of the company, number of full-time staff.
4. Evidence of insurance coverage in the minimum amounts of \$2,000,000 comprehensive general liability, and \$1,000,000 comprehensive automobile liability.

Evaluation Criteria: Adequate business framework to undertake the work contemplated. (maximum pages: 2)

COMPANY EXPERIENCE

1. Narrative description of your company's experience with projects of a similar size and scope. Include the services your company provided to the Owner for each project described.
2. List similar projects for which your company has contracted over the last five years, include contact information for the project Owner and Architect; the project address; the date of completion.
3. State whether your company is currently, or has been during the last five years, involved in defending, negotiating, mediating, or litigating (in court, administrative proceedings, or arbitration), any claims or liens related to or arising from your company's business activities.
4. Describe your company's experience with "green building" goals.
5. Describe your experience with the US Green Building Council (USGBC) LEED program on similar projects.
6. Provide at least three references (contact names and phone numbers) that the firm has experience on a similar type of project. Reference should be able to comment on work performed by company and as well as the project staff you are proposing for this project.

Evaluation Criteria; Demonstration of successful history of good relationships with team members. Adequate successful experience in the type of work anticipated to be outlined in the contract documents. (maximum pages: 2)

PERSONNEL EXPERIENCE

1. Identify company personnel proposed for the project and their proposed role during the design phase and construction phase, and the percent of time they would be devoted to this project.
2. Provide an organizational chart of your company showing the relationships between personnel proposed for this project.
3. Confirm that the identified staffing will remain available to the project through completion, and that staffing changes of significant personnel will require prior consent of the design team.

Evaluation Criteria: Sufficient staff available and adequately experienced in the type of work contemplated in the contract documents. Successful reference checks for the proposed staff. (maximum pages: 2)

TEAM APPROACH & NEGOTIATION

1. Briefly describe your approach to working in a team relationship with the Owner and Architect to address budgeting constraints.
2. Describe any recommendations you might have to assure that the Owner receives a competitively priced project.

Evaluation Criteria: Demonstrated experience with team oriented approach to problem solving. (maximum pages: 2)

EVALUATION CRITERIA & SELECTION PROCESS

As stated above, one of the goals of the Grant Warehouse redevelopment is to create opportunities for minorities and emerging small businesses in the North/Northeast Portland business community. Responses to this RFQ will be evaluated by their ability to meet these social objectives with their firm and staff, in addition to factoring in the firm's experience and qualifications. The Owner and the development team will review responses and a Request for Proposal will be issued to firms who are deemed to have met the qualifications through the RFQ response.

TIMELINE

Please submit an electronic copy of the above information by 4:00 PM on November 30, 2015.

Submit proposals by email to Jennifer Hoffman at the contact information below.

Proposal Due Date: November 30, 2015
Anticipate selection by: December 7, 2015 (tentative)

CONTACT

For any questions please contact:

Jennifer Hoffman, Project Manager
Carleton Hart Architecture PC
Email: jennifer.hoffman@carletonhart.com