



*Connecting people to homes, hope and opportunity. Jennifer Westerman, CEO*

## **Request for Qualifications for**

## **Pre-Construction and Construction Services General Contractor**

**for The Landing at Gold Finch Grove, a 74 unit townhome style development on 6.6 acres in Longview, Washington**

**Issued: Tuesday, July 29<sup>th</sup> 2025**

**DUE: Friday August 22<sup>nd</sup> 2025**

**Project Sponsor:** Housing Opportunities of SW Washington  
On behalf of, The Landing at Gold Finch Grove, LLLP  
Jennifer Westerman, CEO  
820 11<sup>th</sup> Ave  
Longview, WA 98632

**Architect:** Access Architecture  
412 W 12th St  
Vancouver, WA 98660

**Lead Developer:** Housing Opportunities of SW Washington  
Laura Jackson  
[Laura.Jackson@HOSWWA.org](mailto:Laura.Jackson@HOSWWA.org)  
(360) 423-0140 ext 1050

### **01. Introduction**

Housing Opportunities of SW Washington (HOSWWA), on behalf of The Landing at Goldfinch Grove LLLP, is seeking proposals from qualified General Contractors to provide pre-construction and construction services for 74 units of townhome style residences on 6.7 acres with estimated hard costs to be between \$20-24 Million (inclusive of overhead and profit). The Landing at Goldfinch Grove, LLLP intends to enter into a negotiated construction contract with the successful contractor, pending award of funding



## 02. Project Description

- a. **Project Name:** The Landing at Goldfinch Grove
- b. **Location:** 5317 Ocean Beach Hwy  
Longview, WA 98632  
Cowlitz County Tax Parcel #s:  
10888 (1.07 acres)  
10890 (2.9 acres)  
10892 (1 acre)  
10893 (.43 acres)  
10894 (1.08 acres)  
10895 (.02 acres)  
10896 (.16 acres)
- c. **Project Type:** New Construction
- d. **Total Units:** 74 townhome style units, (31) 1bd, (29) 2bd, (14) 3bd
- e. **Affordable Units:** 100% Below 60% AMI
- f. **Total SF:** 56,355
- g. **Funding Sources:** LIHTC 9%, HTF, Local Tax revenue, CHIP, and other funds raised
- h. **Estimated Construction Start Date:** Fall 2026
- i. **Estimated Completion Date:** Fall 2028

The new rental home development sprawls across 6.7 acres of dry, mostly vacant land, previously used as a horse farm offering lessons to local equestrians. The original SFR and a couple of out buildings will need to be demolished. Outdoor spaces will include playgrounds, large green play field, community garden, and a birch lined walking trail that encircles the property. The successful general contractor is expected to work with the owner and design team collaboratively throughout the pre-development and design development phases of the project to help ensure the project's success. The contractor will be responsible for complying with all applicable City, State and Federal requirements, including Section 3 and MWBE targeting, state apprenticeship targets, State of Washington and Davis Bacon prevailing wage rates, and the Evergreen Sustainable Development Standards. The project will be financed with funding from the Washington State Housing Trust Fund, City of Longview HOME, and low-income housing tax credits from the Washington State Housing Finance Commission.



### 03. Schedule

- *Stage I:* There will be three separate stages to the work under this RFQ. The first stage will consist of schematic plan review, coordination with the Architect and development team, and a cost estimate based on the schematic design plans. The contractor should be prepared to offer input on the price and constructability of the schematic plans. The first stage is anticipated to begin immediately after selection in September 2025 and be mostly complete after the submission of the cost estimate, due October 6th, 2025. The price for work during stage 1 should be tracked on a time and materials basis.
- *Stage II:* Contingent upon awards of funding from the State Housing Trust Fund and State Housing Finance Commission in the 2026 application round, the second stage of work under this RFQ will consist of pre-construction services and cost and constructability support during detailed design. Stage two is expected to begin in January 2026.
- *Stage III:* Stage III is the physical construction and delivery of the project. Construction is anticipated to begin in September 2026

### 04. Scope of Work:

#### 3.1 Pre-Construction Services

- Collaborate with Developer and design team during design development and construction documents phase.
- Provide cost estimate at schematic design for use in funding applications due fall 2025. The initial cost estimate must be completed by September 24, 2025.
- Provide constructability review and cost estimates at design development and construction document milestones.
- Develop detailed project schedule and phasing plan.
- Assist in value engineering to maintain project budget without compromising quality or design intent.
- Provide insight on construction means, methods, and materials.
- Identify potential permitting and code compliance issues.
- Develop site logistics and safety plans.

#### 3.2 Construction Services

- Obtain all necessary permits and approvals.
- Provide full construction services including labor, materials, equipment, and supervision.
- Maintain compliance with state prevailing wages, Davis-Bacon, and other applicable labor requirements.
- Coordinate with Owner's third-party consultants and inspectors.



- Implement and maintain quality control and safety standards.
- Provide regular progress updates and reporting.
- Deliver project on time and within budget.
- Ensure compliance with LIHTC program requirements including cost certifications and documentation.

## 05. Submission Requirements

Please include the following in your proposal:

1. Cover Letter – Introduction and interest in the project.
2. Company Information
  - Company name, address, primary contact
  - Legal structure, years in business
  - Licensing and bonding capacity
3. Experience and Qualifications
  - Relevant LIHTC and affordable housing projects completed in the last 5 years
  - Experience with prevailing wage, Section 3, MBE/WBE/DBE compliance (if applicable)
4. Key Personnel
  - Resumes of project manager, superintendent, and pre-construction lead
5. Approach to Pre-Construction and Construction
  - Value engineering
  - Cost estimating methodology
  - Project scheduling and coordination
  - Describe how the general contractor will ensure competitive solicitation of subcontractor/supplier bids. If the GC expects to self-perform any major work, describe the likely tasks and identify how the owner can assess if this is cost competitive.
  - Describe your firm's experience in meeting Section 3 and WMBE goals through subcontractor selection. Please identify if your company is a woman or minority owned business enterprise
  - Describe your preferred approach in a negotiated bid contract. Please limit this to no more than one page.
  - Describe your approach to managing the supply of materials, labor, and cost changes in the current construction environment.
6. References – Minimum of 3 from similar projects



- Provide contact information for references on state- or locally funded projects, as well as other relevant projects
7. Current Workload and Capacity to Perform
  8. Proposed Fee Structure
    - Pre-Construction Services (lump sum or hourly with not-to-exceed)
    - General Conditions, Overhead, Profit (GC markup on construction)
    - Identify your proposed rates for all markups on the base construction bid, including general conditions, overhead and profit, bonds, insurance, and any other markups not mentioned. If they differ, please identify the rates for all markups on change orders
    - Statement acknowledging that expenses for Stages I and II will be rolled into the construction contract and invoiced at tax credit closing/commencement of construction and confirming the firm's ability to do so.
  9. Litigation/Claims History
  10. AIA Form 305 or similar, including financial statement
  11. Insurance and Bonding
    - Evidence of insurability and bonding capacity
    - Certificate of Insurance in compliance with Attachment 2

## 06. Evaluation Criteria

The Landing at Goldfinch Grove, LLLP intends to retain the services of a general contractor for the Stage I services identified above based on the responses to this RFQ process. Pending funding awards expected in January 2026, the Owner will also enter into a Stipulated Sum construction contract for Stage II and Stage III services based on the architect's final plans and specifications.

Important qualifications include the contractor's ability and experience to construct the project on time and within budget; the contractor's experience working on a new construction project on this size and type; and the contractor's ability to collaborate with the owner and developer to rapidly bring the project from conception to occupancy.

The successful contractor will have experience as a General Contractor in the construction of apartment and town-home style housing, experience with public funder requirements including Section 3 and apprenticeship requirements, prevailing wages, and maintaining compliance paperwork, and will be willing to disclose financial statements to lenders. General Contractor selection will be based on criteria including, but not limited to:



- Experience with LIHTC and affordable housing projects
- Qualifications of proposed team
- Cost and fee structure
- Project approach and understanding
- References and past performance
- Schedule and capacity to perform
- Compliance with applicable regulations and no serious or willful L&I violations in the past three years

#### 06. Schedule (Tentative)

<u>Milestone</u>	<u>Date</u>
RFP Issued	Tuesday, July 29th
Questions Due	Thursday August 7 <sup>th</sup>
Answers Issued	Tuesday August 12 <sup>th</sup>
Proposals Due	Friday August 22 <sup>nd</sup>
Interview Notification	Wednesday August 27 <sup>th</sup>
Interviews	Wednesday September 3 <sup>rd</sup>
Contractor Selection	Thursday September 4 <sup>th</sup>

#### 07. Submission Instructions

RFQ responses will be reviewed, and, depending on the number of responses, screened to create a short list of firms for possible interviews. If needed, interviews will occur September 3<sup>rd</sup>, 2025. Following the interviews, the owner will select the most qualified firm to participate in the design process, pre-construction services, and construction.

- Deadline: Proposals must be submitted by **Friday August 22<sup>nd</sup>**
- Format: Submit as a single PDF (electronic), **please make sure to include your company name in the document file name**
- Delivery To:  
 Laura Jackson  
[Laura.Jackson@HOSWWA.org](mailto:Laura.Jackson@HOSWWA.org)  
 (360) 423-0140 ext 1050

#### 09. Attachments

- Conceptual Site Plan / Floor Plan
- Insurance Requirements

#### 09. Disclosures and Conditions



- The Landing at Goldfinch Grove, LLLP reserves the right to reject any or all proposals, to waive any informality in the process, negotiate scope or fee, or cancel this RFP at any time.
- All materials submitted become the property of HOSWWA and may be used at its discretion.
- The Landing at Goldfinch Grove, LLLP reserves the right to reject any or all proposals, to waive any informality in the RFP process, or to terminate the RFP process at any time, if deemed to be in the Sunrise Village Housing LLLP's best interest.
- The Landing at Goldfinch Grove, LLLP reserves the right to not award a contract pursuant to this RFP.
- The Landing at Goldfinch Grove, LLLP reserves the right to negotiate fees proposed by any proposer entity.
- The Landing at Goldfinch Grove, LLLP reserves the right to reject and not consider any proposal that does not meet the requirements of this RFQ, including but not necessarily limited to incomplete submissions.

### **Level of Effort and Funding**

It should be clearly understood that all services requested in this RFP are on an "as needed basis" and that any dollar values referred to in this RFP in no way constitute a guarantee of the level of effort that may be requested of the successful Respondent or guarantee a certain dollar amount.

