



Development Team - Request for Proposals

Clackamas County - January 2020

About ROSE Community Development

ROSE Community Development is dedicated to Revitalizing Outer South East Portland neighborhoods, through the development of quality, affordable homes and community development. We are rooted in the belief that affordable housing gives people the opportunity to build better lives. But since our first project — rehabilitating a single house in Lents for a low-income family in 1992 — our work to revitalize our community has extended far beyond housing. We are improving economic conditions in our neighborhoods and giving people the tools and the support they need to improve their lives.

ROSE Resident Assets Coordinators work at ROSE housing properties to build connected communities where residents thrive, with an emphasis on opportunities for children and supporting family resiliency. Through partnerships with other non-profits and community groups ROSE provides unique opportunities for residents to enhance their connection to nature, healthy food and learning experiences.

Development History

ROSE Community Development has been developing and managing affordable housing for 24 years with the assistance of Public partners like Home Forward, the Portland Housing Bureau (PHB), Oregon Housing and Community Services (OHCS) and our banking and investment partners. We strive to build sustainable and durable projects that add to the neighborhood and facilitate community activities.

New Opportunities

ROSE Plans to develop two additional multi-family projects in Portland and Clackamas. We will be applying for funds in Q1 of 2020 with the goal to close on construction financing in the same year. A separate RFP will be released for architecture services on the Portland site.

Architect Design and Construction Administration Services

ROSE is requesting proposals for an Architect(s) to provide design services for cost effective family oriented projects that adhere to OHCS' Core-Development Manual guidelines and PHBs sustainability requirements. Experience with permitting and design in Clackamas is beneficial. An initial schematic or pricing design will be required to be completed by the end of March 2020.

Background

The site for future development is located in the SE Metro area in unincorporated Clackamas County near the Clackamas Town Center. We will be looking to match Oregon State Priorities outlined in their Qualified Allocation Plan

Clackamas Site – Architecture and General Contracting Services

This site will be developed into a 3 story garden style multi-family apartment complex with 64 units. If funds are awarded we will be working closely with the Housing Authority of Clackamas County to ensure the project delivers their desired policy goals. The project will require adherence to the Uniform Relocation Act and a traffic study in coordination with Clackamas Transportation and Development. This will be a family oriented project with spaces for community programming and supportive services. A higher than standard level of accessibility for disabled and elderly populations is desired and there may be an opportunity to for veteran housing.

Proposals

Please submit a brief outline of recent projects and your experience with affordable housing, OHCS, PHB and Clackamas design review. Additional detail of experience with cost effective design, construction and sustainability practices is encouraged. Please outline the proposed project team, their roles and experience.

Architects – Additional Information

Please provide a detailed outline of your experience completing materials for OHCS funding applications or similar government funding applications (if not already stated). Include your proposed fee schedule to achieve a complete pricing set to complete the funding application separate from other services.

A proposal for full design services is not required at this time. Please discuss your experience matching your fee to OHCS expectations. A full estimate of costs must be prepared prior to submittal of the projects public funding application. This estimate must hold. Please assume MEP design build but it is preferred to have structural, civil and low voltage system design under the Architect. Assume 2 community design charrettes.

Please submit your full proposal to Erik Pattison via email at erik@rosecdc.org by February 10th. Questions are welcome and answers will be posted to our website.