



REQUEST FOR QUALIFICATIONS
ARCHITECTURAL DESIGN FOR GOOSEFOOT HOUSING GROUP
2ND & DEBRUYN AFFORDABLE APARTMENTS

INTRODUCTION:

Goosefoot Community Fund (GCF) is seeking a qualifications package and expression of interest from Architects interested in designing an affordable rental apartment complex in Langley, Washington. GCF was founded in 1999 and works together with the South Whidbey Community to create essential solutions. As a 501(c) 3 charitable entity classified under Code Section 509(a)(3), Goosefoot supports various organizations and initiatives to address community needs, help local businesses grow, preserve great places and connect neighbors.

Goosefoot Housing Group (GHG) was initiated in 2022 under GCF's fiscal sponsorship. GHG's purpose is to create housing affordable to people who live and work in Island County, with an initial focus on workforce rental housing. Through partnerships and coalitions, we work toward the development and long-term management of housing. In the process, we broaden the community's understanding of the needs and opportunities for this work.

Goosefoot acquired the subject site in March 2022, and the project plan is based on current housing stock gaps identified in Langley's 2022 Housing Action Plan Needs Assessment Report. An initial feasibility study indicates the site can accommodate 15 units of family-size affordable housing in 3 detached apartment buildings. These will be 2-3 bedroom units suitable for families with children, or communal households of unrelated friends. This will be Langley's first multifamily rental construction in over 20 years, and the first major development under the Multifamily Infill Form-Based Code (MFIFBC) adopted in 2021.

The site is optimally located for local workers with children. It sits across from a church on one side, and commercial properties to the north and south sides, one of which is largely zoned public open space and the other which houses a laundromat. A public park with children's playground sits across the corner intersection, and both a pre-school and after-school children's center are within walking distance, as well as a designated transit and school bus routes.

PROJECT GOALS:

1. Develop apartment homes for income-qualified people participating in the local labor market.
2. Address the need for Two-Bedroom and Three-Bedroom Homes in Langley.
3. Fiscal sustainability to ensure perpetual affordability.
4. Continue the historic village character and scale of Langley buildings.
5. Establish Goosefoot Housing Group as a credible and sustainable affordable housing operator to encourage future partnership opportunities.
6. Demonstrate appropriate feasibility and design process for small scale housing projects

PROJECT DESCRIPTION:

1. Site is 16,592 SF at 2nd & DeBruyn Streets, Langley Washington 98260

2. Site includes two parcels: S7345-00-02020-0 & S7345-00-02019-0
3. Zoning is Residential 5000 (RS5000) for each, with eligibility for a Multifamily Infill Form-Based Code Overlay (MFIFBC)
4. Per the MFIFBC, three four-plexes that are 2 ½ story buildings
5. Two bedroom/one bath apartments of approx. 700 SF – 800 SF
6. Three bedroom/one & half bath apartment of approx. 850 SF – 950 SF
7. On site and street-side parking of 1 per unit

A successful respondent to this Request will have demonstrated prior experience in designing affordable housing in accordance with applicable codes, standards, rules and regulations. Responders must not be on the U.S. Department of HUD debarment list of excluded parties list.

SCOPE OF WORK:

Initial feasibility, has been completed with pro bono services. Goosefoot anticipates receiving through Island County, federal American Rescue Plan Act State and Local Fiscal Recovery Funds (ARPA/SLFRF). This Phase I scope of work is anticipated to carry the project through design and permitting of the project, in compliance with requirements of that funding program. Subsequent phases may have different funding source requirements.

PHASE I – Targeted time frame April 2023 – Feb. 2024. REQUIRED COMPLETION: FEBRUARY 2025

1. Meet with GHG Development Team to create schematic design goals
2. Conduct pre-application conference with City of Langley Planning Director and Public Works Director to review all applicable zoning/land use & construction codes
3. Recommend Other Firms including but not limited to:
 - i. Surveying
 - ii. Environmental / SEPA-required services
 - iii. Structural Engineering
 - iv. Geotechnical Engineering
 - v. Landscape Architect
 - vi. Interior Design
4. Manage procurement for engineering and/or consultant firms necessary to complete the permit application, following procurement procedures under anticipated funding requirements.
5. Coordinate with selected consultants, as applicable, to provide services relevant to permit applications.
6. Design Preliminary Site Plan...Floorplans...Elevations
7. Work with GHG to coordinate appropriate public input process prior to Design Development.
8. Design Preliminary “Bid Set” for estimate of costs from 2 qualified builders
9. Work with GHG to prepare the advertisements for bid solicitation, conduct the bid opening, and issue the notice to proceed
10. Meet with selected Builder/s and GHG Development Team to review:
 - a. Value Engineering plans to reduce costs
 - b. Solar Energy and Energy Saving Techniques
 - c. Green and/or Sustainable Materials
 - d. Cost and effects of possible requirements for “Prevailing Wages”

- e. Cost savings for future maintenance...replacement...operating expenses

11. Complete construction drawings and apply for permit/s

RESPONSE FORMAT:

12. Company Profile and History, including:

- a. Experience with affordable homes projects of similar size and character
- b. Experience with value engineering to reduce costs
- c. Experience with public outreach, and incorporating considerations regarding historic impacts of architecture and land use on systemically disadvantaged populations

13. Proposed lead Architect and Key Staff profiles

14. Project Schedule from inception to permit submittal

15. Proof of licensure in State of Washington

16. Cost of Services Estimate

- a. Schematic Phase
- b. Preliminary Design and Bid Set Phase
- c. Construction Documents and Permit Application
- d. Prepare Documents for public outreach purposes
- e. Estimate for Additional Services if required
 - i. Structural Engineering
 - ii. Geotechnical Engineering
 - iii. Landscape Architect
 - iv. Surveying
 - v. Interior Design
 - vi. Construction Administration
 - vii. SEPA
 - viii. Lead Architect: \$____.00/Hour
 - ix. Associate Architect: \$____.00/Hour
 - x. CAD Draftsperson \$____.00/Hour
 - x. Other \$____.00/Hour

Submit proposal no later than **03/09/2023** to:

Goosefoot Community Fund
Attention: GHG
PO Box 114
Langley WA 98260

PROPOSAL EVALUATION AND ACCEPTANCE:

- 1. Each proposal will be evaluated on the basis of:
 - a. Professional nature of services to be provided
 - b. Prior experience in performing similar work
 - c. Value of services rendered

2. Short list of candidates will be announced within 2 weeks from deadline of submission. (03/23/2023)
3. Interviews with candidates will be set for weeks 3 and 4 from deadline of submission. (03/24/2023-04/06/2023)
4. Final selection shall be published by week 5 from deadline of submission (04/13/2023)
5. If GHG is unable to negotiate a satisfactory contract with that firm, then another firm will be selected and continue until an agreement is reached.
6. Minority- and women-owned firms are encouraged to submit statements or proposals.

Goosefoot is an Equal Opportunity Employer and does not discriminate based on race, color, sex, religion, age, national origin, marital or military status, sexual orientation, gender identity, the presence or perception of any sensory, mental, or physical disability, genetic information, actual or perceived status as a victim of domestic violence, sexual assault, or stalking, or any other status or characteristic protected by local, state, or federal law.

Goosefoot Community Fund/ Goosefoot's Housing Group thanks you for your interest in our upcoming project.

Posted: 2/17/2023

[Goosefoot Community Fund](#)