



100 West 13th Avenue, Eugene, OR 97401 • PH 541-682-3755 • FAX 541-682-3411

Homes. People. Partnerships. Good. www.homesforgood.org



Request for Quotes

*State Historical Preservation Office
SHPO Concurrence*

Tuesday July 14th, 2026

Solicitation Coordinator

Marisa Johnson

PH: 541-682-2565

Email: mjohnson@homesforgood.org



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Basic Overview

RFQ Release Date	Tuesday July 14 th 2026
Submission Due Date & Time	Tuesday August 11 th at 5pm
Submission Methods	Email to mjohnson@homesforgood.org
Anticipated Contract Term	July 2026-July 2027 (amended as needed)
Agency Contact	Marisa Johnson 541-682-2565 mjohnson@homesforgood.org
Questions Regarding the RFQ	Due by Tuesday July 28 th at 5pm mjohnson@homesforgood.org



Homes for Good Overview

WHO WE ARE...

Homes for Good is Lane County's housing agency and our primary work is to help low-income residents with the logistics of affordable housing. At a higher level, we are neighbors united to get every Lane County resident who needs help, into a home.

WHAT WE DO...

- ❖ Rental Assistance Vouchers
- ❖ Help veterans, seniors and people with disabilities find and secure affordable housing
- ❖ Match low-income residents with public and assisted housing units
- ❖ Partner with other community organizations and non-profits to build, finance and develop affordable housing
- ❖ Connect residents with self-sufficiency programs and wellness supports
- ❖ Work with the low-income community to provide help with weatherization improvements that lower utility bills and keep homes more comfortable
- ❖ Raise awareness about the need for low-income and affordable housing in Lane County
- ❖ Own and operate housing for low-income individuals and families

AFFORDABLE HOUSING ADVOCATES...

We work to raise awareness about the need for – and lack of – affordable housing here in Lane County and more broadly. There is no question that the need for affordable housing will only grow as our population increases and high demand for housing pushes rents and prices up. We believe every person should have a home, and that we must proactively and aggressively work toward that goal for the good of our community, state, and nation.

COMMUNITY CENTERED INITIATIVES

We continue to focus on the communities we serve, learning from their experiences to base operational changes on. We continue to take a human-centered approach, making programmatic changes to promote wealth building as well as improving the mental, physical, and financial health of our residents and program participants. We continue to improve our employee experience to grow and retain a diverse workforce.



Request for Quotes

Homes for Good Housing Agency is seeking proposals from a qualified professional for a SHPO Concurrence at Field on Quince (505 Quince Street Florence, OR 97439) to provide sufficient information to the Responsible Authority (SHPO) such that Homes for Good may successfully develop affordable housing on the property.

- ❖ Homes for Good, at its sole discretion, reserves the right to award this contract to more than one firm if it is determined a demand exists.
- ❖ General Conditions and Specifications of work apply to all work done on this contract.
- ❖ All Qualified contractors, especially Minority-Owned Business, Women-Owned Businesses, Veteran-Owned Businesses, and Emerging Small Business Enterprises, as well as Section 3 businesses, are encouraged to participate in this solicitation.
- ❖ All questions should be directed to the Solicitation Coordinator.

Bids shall be sent in by **Tuesday July 14th 2026 at 5:00 p.m.** and can be submitted by email to the solicitation coordinator at mjohnson@homesforgood.org.

See linked forms and documents below for any additional instructions.

Fee Proposal

Please provide the anticipated total cost, itemized by line items corresponding to the Scope of Work tasks described below.



Scope of Work

- Initiate project with SHPO and clarify Areas of Potential Effects
- Provide a qualified professional(s) to engage with SHPO at all times
- Submit all documentation in a timely manner
- Conduct archaeological and subsurface testing as required
- Consult with relevant tribes and/or stakeholders as needed
- Submit findings to relevant parties including but not limited to SHPO and HUD
- All other deliverables required to satisfy SHPO concurrence process

Award of Contract

This contract will be awarded to the qualified bidder offering the best value for this Agency. Best Value includes, but is not limited to, the lowest price submitted by a qualified bidder, ability of the bidder's company to supply trained, licensed, and experienced personnel, references, appropriate equipment for performing the required work, and employees available.

Qualified bidders may be contacted for an informal interview to gather more detailed information and confirm quoted information. Homes for Good reserves the right to not award any firm if it is in the best interest of this Agency to do so or based upon the results of credit and reference checks, or review of the quality of work of the bidding Contractor.

Homes for Good reserves the right to reject any, and all bids not in compliance with the described public bid requirements and may reject for good cause or waive any informality in bids received whenever such rejection or waiver is in the public interest to do so. The Agency complies with State and Federal laws and regulations relating to discrimination and employment, including the Americans with Disability Act (ADA 1990).

This Agency may review any of the following prior to selection of the consultant or contractor:

- ❖ A job cost breakdown, work force availability, work history
- ❖ Number of anticipated work hours per week/month
- ❖ Previous contract performance with this Agency
- ❖ Site review/inspection of Contractor's current work
- ❖ An evaluation of references and other non-Agency work history
- ❖ Applicable experience



Expectations & Requirements

Qualifications

The Environmental Professional preparing the Phase I ESA must meet all the qualification requirements of the applicable ASTM as well as the license/certification, education, and experience requirements of the applicable ASTM. Environmental professionals must describe how they meet these qualifications in the Qualification(s) of Environmental Professional(s) Section of the Phase 1 ESA as well as relevant experience required.

Additional Work

During the awarded contract period, Homes for Good may request additional work, and the consultant will be asked to provide a cost for that work. This Agency may or may not authorize such additional work to the awarded consultant and reserves the right to use another consultant.

Insurance Coverage Requirements

At signing of contract, the awarded consultant is required to provide the Agency with Certificates of Insurance showing the following Insurance is in force and will insure all operations under this contract. Consultants or their contractors shall not cancel, materially change, or not renew insurance coverage during the period of this contract. Any insurance bearing any adequacy of performance shall be maintained after completion of the contract for the full warranty/guarantee period.

Nothing contained in the insurance requirements is to be construed as limiting the extent of the Contractor's responsibility for payment of damages resulting from the Contractor's operation under a contract with Homes for Good.

General Contractor's General Liability

- ❖ General Liability Insurance with a limit of no less than \$1,000,000 per occurrence and an aggregate limit of no less than \$2,000,000
- ❖ Umbrella/Excess Coverage no less than \$1,000,000
- ❖ Workers' Compensation Insurance for Contractor's employees at no less than statutory limits
- ❖ Automobile Insurance with liability coverage at no less than statutory limits

The General Contractor's General Liability policy shall name the Agency as Additional Insured for this project, with an attached Endorsement Page, showing the additional insured as:

[Homes for Good Housing Agency
100 West 13th Avenue
Eugene, OR 97401]

Payment

Agency will review Contractor's invoice and within ten (10) days of receipt notify Contractor in writing if there is a disagreement or dispute. If there are no such disputes, Agency shall pay the invoice amount in full within (30) days of invoice send date.

Exhibit A – Site Plan

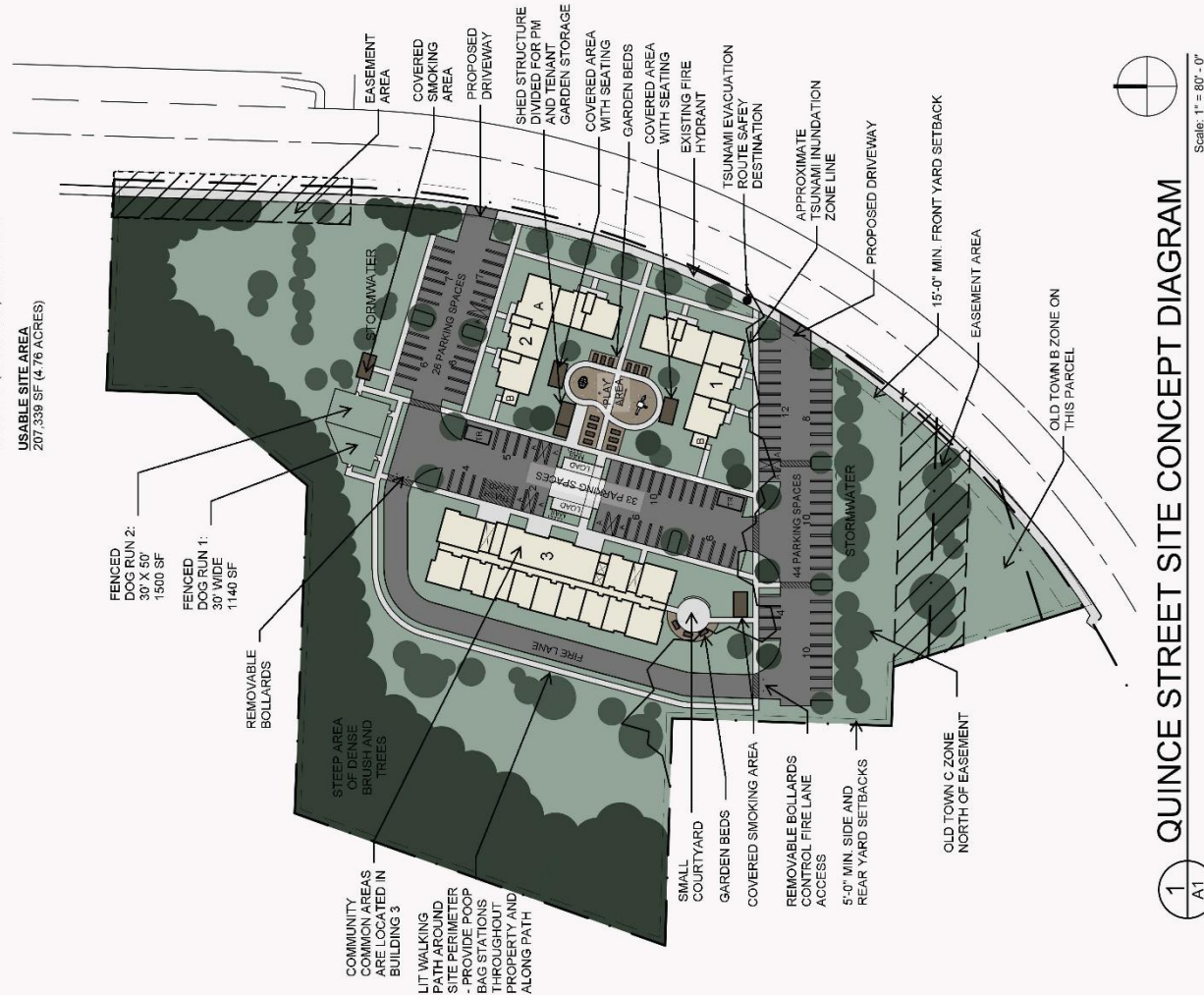
FLORENCE QUINCE STREET SITE

5-10-2024

LONG TERM BICYCLE PARKING AT 1 PER 3 MULTIFAMILY UNITS
29 REQUIRED

TOTAL SITE AREA
318,478 SF (7.31 ACRES) PER SURVEY

USABLE SITE AREA
207,339 SF (4.76 ACRES)



1 QUINCE STREET SITE CONCEPT DIAGRAM

Scale: 1" = 80' - 0"