



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

Phase I Environmental Site Assessment and Phase I ESA Update

Due Monday, July 21, 2025

Solicitation Coordinator

Johanna Jimenez

PH: 541-682-2567

Email: jjimenez@homesforgood.org



Contents

Basic Overview	3
Homes for Good Overview	4
Request for Quotes	5
Scope of Work	6
Expectations & Requirements.....	7
Exhibit A – Site Plan.....	9



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

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



Basic Overview

RFQ Release Date	July 7, 2025
Submission Due Date & Time	July 21, 2025 – 5 pm
Submission Methods	Email to jjimenez@homesforgood.org
Anticipated Contract Term	July 2025 – August 2026
Agency Contact	Johanna Jimenez 541-682-2567 jjimenez@homesforgood.org
Questions Regarding the RFQ	Due by July 16, 2025 at 5pm jjimenez@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.

DIVERSITY EQUITY AND INCLUSION

Our goal is to address racial disparities within our organization in our hiring and promotion practices, greater opportunities in contracting, and equitable services available to the people we serve. We want to establish Equity as part of our DNA as an organization.



Request for Quotes

Homes for Good Housing Agency is seeking proposals from qualified professional for a Phase I Environmental Site Assessment at the future site of The Coleman (Map and Tax lot: 1704261304502) to provide sufficient information to the Responsible Entity (City of Eugene) to successfully complete a Part 58 Environmental Review. Homes for Good also anticipates needing a Phase I ESA Update prior to closing on financing later next year. Please provide bids for both the initial Phase I ESA and the Phase I ESA Update.

- ❖ 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 Business Enterprises and 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 **July 21, 2025, at 5pm** and can be submitted by email to the solicitation coordinator at jjimenez@homesforgood.org.

See linked forms and documents below for any additional instructions.

Fee Proposal

Please provide anticipated total cost for both the Phase I ESA and Phase I ESA Update



Scope of Work

Completion and transmittal of a Phase I Environmental Site Assessment (ESA), and Phase I Update, of the Subject Property that complies with the USEPA "All Appropriate Inquiries" due diligence standard (40 CFR Part 312). The assessment will not include surveys for the presence of asbestos or lead-based paint. The Environmental Professional will prepare and transmit all information necessary to the Participating Jurisdiction (City of Eugene) to successfully complete and submit a Part 58 Environmental Review. Additionally, the firm will provide any follow-up information required by the Participation Jurisdiction to obtain HUD approval for the Part 58 Environmental Review.

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 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. The environmental professional 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 Contractor will be asked to provide a cost for that work. This Agency may or may not authorize such additional work to the awarded contractor and reserves the right to use another contractor.

Insurance Coverage Requirements

At signing of contract, the awarded Contractor 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. Contractors shall not cancel, materially change, or not renew insurance coverages 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

- ❖ **Workers' Compensation:** In accordance with State Law, the general Contractor, its subcontractor, and all employers working under the contract are subject employers under the Oregon Workers' Compensation Law and shall comply with ORS 656.017 or otherwise be exempt under ORS 656.126.
- ❖ **Automobile Liability:** For owned and non-owned motor vehicles used on the site or in connections therewith for a combined single limit for bodily injury and property damage of not less than \$500,000 per occurrence.
- ❖ **Commercial General Liability & Professional Liability:** The minimum limit of liability coverage shall be \$1,000,000 per occurrence written, with a combined single limit of \$2,000,000 for bodily injury and property damage.

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]



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

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



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.

