

SAMMY'S PLACE
General Contractor Request For Qualifications
Thompson Acres

Issue Date: May 23th, 2025

June 23, 2025 at 5:00 PST

Sammy's Place – The Organization

Based in Nehalem Oregon, Sammy's Place (SP), is an Oregon 501(c)(3) that is creating living, working, and respite opportunities and choices, inspired by nature, with people experiencing disabilities and those who share their journey.

We envision a future where disability is naturally accepted as part of life and community where those with disabilities and those without are valued for their uniqueness.

We are pursuing this mission through community work focused on elevating the voices of individuals and families experiencing disability, community education and networking, and sharing the concepts of Universal Accessibility along the entire North Oregon Coast spanning Clatsop County, Tillamook County and Lincoln County.

We are also focused on creating place-based homeownership for people experiencing disabilities and others who want to share and support them.

This solicitation is seeking a general contractor to join the development team and construct a 10-unit homeownership community called Thompson Springs in Nehalem, Oregon.

Equity and Universal Accessibility Statement

Sammy's Place is committed to providing universal access for all volunteers, business partners, employees, contractors, community members, and clients. Included in the work at Sammy's Place, are the efforts to create the conditions for easy access that would allow any individual to participate and enjoy a place, product, service, or role, independently.

Sammy's Place will not discriminate based on ability, race, color, religion, sex, pregnancy, sexual orientation, gender identity, national origin, age or genetic information, nor will it be tolerated. We will make reasonable accommodations to proposal applicants and all Sammy's Place affiliates who need them, as requested and required by law.

Thompson Springs – The Project

Sammy's Place was granted Thompson Springs from Tillamook County in 2018 with the express purpose of building affordable housing as allowed under ORS 271.330.

The site is located at 13500 Thompson Road in Nehalem, Oregon. The site is 2.93 acres and adjoins a wooded area surrounding the Nehalem City Park to the north and residential areas to the east, west and south. Wetland areas have been identified on the site as well as a perennial stream.

Over a 3-4 year period, Sammy's Place worked with the Department of Environmental Quality and EPA to do an environmental cleanup of the site, which was previously abandoned. What remains on the site is the concrete foundation of the former residence and a shed constructed by Sammy's Place. The Oregon DEQ has issued Sammy's Place a 'No Further Action' letter with the inclusion of the: Contaminated Media Management Plan which is included (Appendix B), and the topo survey and geo-tech surveys are available upon request.

For the last year, Sammy's Place has been working with Jones Architecture and Owen Gabbert LLC to finalize a development plan for Thompson Springs in Nehalem, Oregon. The plan includes 10 attached cottages, a community building, and shared outdoor amenities. The current site plan and development concepts are attached as Exhibit A and Exhibit B.

Additionally, the development team has secured significant funding from Oregon Housing and Community Services (LIFT), Fairview Trust, Kuni Foundation, and most recently a letter of interest from Summit Bank as the construction lender. A preliminary sources and uses is attached as Exhibit C.

The Development team is in the first round of the permitting phase with the City of Nehalem and Tillamook County.

Next Steps

Land Use Permitting – The Goal is to obtain land use approval to enable site work to begin in September of 2025. The desired timeline is as follows:

- o July 10th – Hearing (second Thursday of the month)
- o July 18th – Contractor Bid Set Issued
- o July 22nd – Appeal Period Ends, LU Approval

Actual timeline will depend on whether the land use application is deemed complete.

Close Funding – The project will need to obtain land use approval permits and have entered into a construction contract with the selected general contractor before we are able to close our LIFT funding with OHCS and our construction loan with Summit Bank. The goal is to close this financing by the end of August.

Preliminary Project Schedule

Pre-development -

Bid Set issued	July 18, 2025
Land Use Permits Issued	August 1, 2025
GC Construction Contract Negotiated	August 29, 2025
Loan Closing	September 5, 2025

Site Work Construction -

September 8 - November 28, 2025

Land Use/Permit Approval -

Plat Approval	January 30, 2026
Building Permit Approval	March 27, 2026

Building Construction begins -

April 6, 2025

General Contractor– Scope of Work

Sammy's Place is seeking a development consultant/team to work with Sammy's Place staff, Housing Committee, and Sammy's Place Board of Directors to:

Phase 1 – Preconstruction

- Provide a cost estimate based on the current development program and construction drawings.
- Constructability review of current construction drawings
- Assist with value engineering to achieve financially feasible development plan
- Provide a construction schedule and draw down schedule
- Provide a construction contract
- Provide necessary documentation to close construction financing

Phase 2 – Construction

- Secure all subcontractors
- Coordinate all construction activities, including inspections, trade permits (if necessary)
- Maintain positive relationships with neighbors
- Monthly draws and reporting – securing lien waivers, MWESB reporting, etc.

Phase 3 – Close Out

- Secure all final building permit sign offs
- Provide As Built Drawings and copies of all submittals
- Provide an operations and maintenance manual

Submission Requirements

Please submit your proposal electronically to Julie Chick at julie@oregoncoast.org.

1. Team Experience and Capacity **40%**

Please provide the experience of the company and individual team members anticipated to work on the project. Please include specific experience related to homeownership development, subdivision development, and public funded projects, including any specific experience working the North Oregon Coast.

Please include any trades you would anticipate your company self-performing.

2. Project Approach and Schedule of Performance **20%**

Please describe how you anticipate undertaking the scope of work described in this solicitation, including how you will engage with and collaborate with Sammy's Place, local jurisdictions, design and development professionals, legal team and others. Please discuss how you would incorporate local subcontractors into the work. Please cite any specific experience working with the City of Nehalem or Tillamook County.

Please provide a preliminary construction schedule based on the timeline included in this solicitation.

3. Contract Type and Fee Proposal **20%**

Please describe your preferred form of construction contract and how you would structure your fees (overhead and profit), general conditions, change orders, etc.

4. References **20%**

Please provide up to 3 references for work you performed as a general contractor

Selection Process and Contact Information

Proposals will be reviewed by the Sammy's Place Board of Directors and Housing Advisory Committee. After initial review of applicants, interviews may be conducted for the top respondents. Upon selection, Sammy's Place will negotiate a contract.

RFP Released by Sammy's Place	May 23, 2025
Final Date for Questions	June 10, 2025
All answers to questions posted on www.sammysplace.info	June 13, 2025
Proposals Due	June 23, 2025 at 5:00 p.m.
Interviews	June 27 and June 30, 2025
Target selection date	July 11, 2025
Target Construction Contract	August 29, 2025

Questions regarding this solicitation should be directed to Sammy's Place Executive Director, in writing. Julie Chick, 503-739-2240, julie@oregoncoast.org