

HACSA 46

MEMORANDUM

**MEMORANDUM DATE:** 30 August 2005  
**AGENDA DATE:** 27 September 2005

**TO:** Board of HACSA Commissioners  
**AGENCY:** Housing and Community Services Agency of Lane County  
**PRESENTED BY:** James R. McCoy, Development Director  
**AGENDA ITEM TITLE:** ORDER/In the Matter of Approving Contract 05-S-0047 for Architectural Services for the New Winds Apartments in Florence.

**I. MOTION:**

IT IS MOVED THAT WILLIAM WILSON ARCHITECTS BE AWARDED CONTRACT 05-S-0047 FOR ARCHITECTURAL SERVICES FOR THE NEW WINDS APARTMENTS.

**II. AGENDA ITEM SUMMARY:**

Board approval is required to execute an Architectural Services Agreement with William Wilson Architects to obtain professional architectural services for the New Winds Apartments, a proposed apartment building in Florence.

**III. BACKGROUND:**

**A. Background:**

In May 2005, the Oregon Housing and Community Services Department (OHCS) issued a special Request for Applications (RFA) to develop an 18-unit apartment in Florence targeted for adults with chronic mental illness. In this solicitation, OHCS offered a site, a preliminary design, and grants from its housing subsidy programs. HACSA responded to the State's RFA and was notified in late July that its proposal had been received favorably. Project development may now proceed and it is necessary to contract for architectural services.

**B. Analysis**

The OHCS Request for Applications included a preliminary design and outline specifications for an 18-unit apartment building (11,063 sq. ft.) containing seventeen 1-BR and one 2-BR dwelling units. (Excerpts from the Preliminary Design are included in Attachment "A".) These design services were provided by William

Wilson Architects and included working with the City of Florence to resolve a number of easement and property vacation issues.

HACSA staff recommends that HACSA award the contract for the remainder of architectural design services necessary to complete project development for the following reasons:

- This preliminary design is relatively advanced and interviews with three other architectural firms indicated a uniform reluctance to step into a design process already initiated by another architectural firm.
- Analysis of hourly rates of William Wilson Architects demonstrates that they are typical and competitive. A review of the firm's resume indicates that they are experienced in affordable and special needs housing.
- Oregon Housing and Community Services used a public procurement process to select William Wilson Architects.
- The potential schedule and cost efficiencies associated with avoiding hiring a firm mid-way in the design process are realized.

The proposed contract arrangement is not to exceed \$149,600 (not including reimbursable expenses).

**C. Recommendation.**

Approve the proposed Motion.

**E. Timing.**

Upon approval of the Order, the Executive Director will execute an Architectural Services Contract.

**IV. IMPLEMENTATION/FOLLOW-UP:**

Same as Item III. E. above.

**V. ATTACHMENTS:**

Attachment "A"      Preliminary Design Development Documents

**IN THE BOARD OF COMMISSIONERS OF THE  
HOUSING AND COMMUNITY SERVICES AGENCY  
OF LANE COUNTY, OREGON**

ORDER

In the Matter of Awarding Contract 05-S-0047 for Architectural Services  
for the New Winds Apartments in Florence.

WHEREAS, HACSA wishes to obtain professional design services to construct the affordable housing project "New Winds Apartments" in Florence;

WHEREAS, the State of Oregon's Housing and Community Services Department used a public procurement process to select William Wilson Architects to provide preliminary design services for this project;

WHEREAS, HACSA intends to complete the design work initiated by the Oregon Housing and Community Services Department;

NOW IT IS HEREBY ORDERED:

That William Wilson Architects be Awarded Contract 05-S-0047 For Architectural Services for the New Winds Apartments.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2005

\_\_\_\_\_  
Chair, HACSA Board of Commissioners

**APPROVED AS TO FORM**

Date 9/19/05 Lane County  
[Signature]  
OFFICE OF LEGAL COUNSEL

In the Matter of Awarding Contract 05-S-0047 for Architectural Services for  
the New Winds Apartments in Florence

**Attachment "A"**

# FLORENCE HOUSIN

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## DESIGN DEVELOPMENT DOCUMENTS

THESE DRAWINGS AND ACCOMPANYING OUTLINE SPECIFICATION REPRESENT A DESIGN DEVELOPMENT LEVEL OF COMPLETION AND ARE INTENDED TO ESTABLISH A CLEAR DESIGN INTENT AND LEVEL OF QUALITY REQUIRED FOR THE SELECTED PROPOSER TO DEVELOP THIS PROJECT. FURTHER DESIGN REFINEMENTS AND DETAILED DRAWINGS AND SPECIFICATIONS WILL BE REQUIRED FROM THE DEVELOPER AND ITS DESIGN TEAM IN COMPLETING THE CONSTRUCTION DOCUMENTS FOR THE PROJECT.

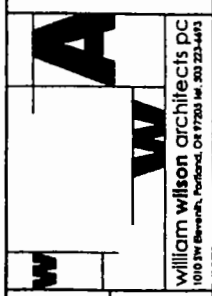
## INDEX OF DRAWINGS

ADD TITLE SHEET	
CIVIL	C1.0 UTILITY PLAN
ARCHITECTURAL	
A1.0	SITE PLAN/LANDSCAPE PLAN
A2.0	FIRST FLOOR PLAN/SCHEDULES
A2.1	SECOND FLOOR PLAN
A3.0	ROOF PLAN
A3.0	BUILDING SECTIONS
A3.1	WALL SECTIONS
A4.0	EXTERIOR ELEVATIONS
STRUCTURAL	
S1.0	STRUCTURAL NOTES/DETAILS
S2.0	FOUNDATION PLAN
S2.1	SECOND FLOOR FRAMING PLAN
S2.2	ROOF FRAMING PLAN

## PROJECT TEAM

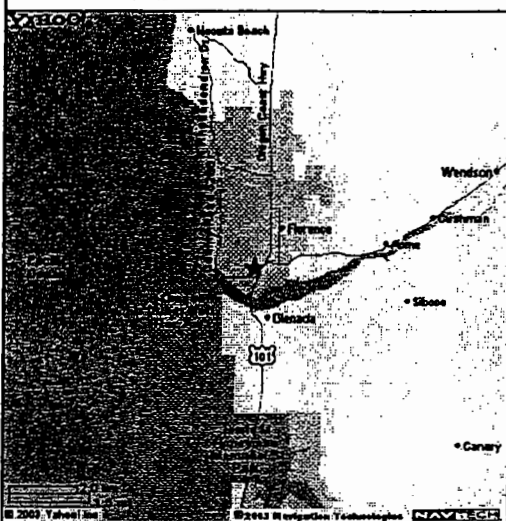
**OWNER**  
 OREGON HOUSING AND COMMUNITY SERVICES  
 725 Summer Street NE, Suite B  
 Post Office Box 14508  
 Salem, Oregon 97309-0409  
 (503) 984-2104  
 FAX: (503) 984-2132  
 Bob Gleason Email: bob.gleason@hcs.state.or.us

**ARCHITECT**  
 WILLIAM WILSON ARCHITECTS PC  
 1010 S.W. Bevanth Ave.  
 Portland, Oregon 97205  
 (503) 223-6493  
 FAX (503) 274-8052  
 CONTACT: Bill Wilson Email: wwilson@wwarchitects.com  
 CONTACT: Karin Wohler Email: kwohler@wwarchitects.com



William Wilson Architects PC  
 1010 SW Bevanth Ave., Portland, OR 97205 Tel: 503 223-6493

## AREA MAP



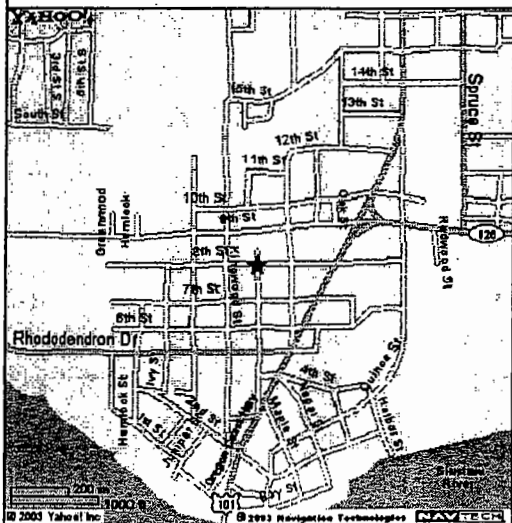
## BUILDING PROGRAM

	SF	NUMBER OF UNITS
FIRST FLOOR	8,715 S.F.	8
SECOND FLOOR	7,574 S.F.	10
ACCESSORY BUILDING	500 S.F.	
TOTAL BUILDING AREA	16,291 S.F.	18
TOTAL BUILDING AREA + ACCESSORY BUILDING	16,791 S.F.	
1 BEDROOM UNITS	899 S.F.	17 UNITS 10,183 S.F.
2 BEDROOM UNITS	880 S.F.	1 UNIT 880 S.F.
TOTAL		18 UNITS 11,063 S.F.

## PROJECT DATA

LEGAL DESCRIPTION:	MAP REF 18-12-27-44 TL 1800 LOTS 5-10 CHICAGO ADDITION	
	PROPERTY ADDRESS: 1320-1330 8TH ST. FLORENCE, OREGON 97439	
ZONING:	RM	
CONSTRUCTION TYPE:	TYPE V-A SPRINKLERED 13	
SITE AREA	.55 ACRES/ 24138 S.F.	
	ZONING CODE REQUIREMENT	ACTUAL
ALLOWABLE LOT COVERAGE	50% MAX.	38%
MAXIMUM STORAGE/PLATWORK	75% MAX.	64%
LANDSCAPING	10% MIN.	14%
ALLOWABLE HEIGHT	28 FT MAX.	23 FT
FRONT REAR & SIDE SETBACK	5 FEET	0'-6" LAUREL STREET 3'-0" EIGHTH STREET RESPICED BY ZONING VARIANCE SEE SITE PLAN FOR REAR SETBACKS
PARKING	19	10 REDUCED BY ZONING VARIANCE

## VICINITY MAP



## GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2003 INTERNATIONAL BUILDING CODE AS AMENDED BY THE OREGON STRUCTURAL SPECIALTY CODE, AND ALL OTHER GOVERNING CODES, LAWS, RULES AND REGULATIONS.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL ARCHITECTURAL, CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL & ELECTRICAL SYSTEMS, INCLUDING ALL SITEWORK AND WORK INDICATED WITHIN THE RIGHT OF WAY.
- THE CONTRACTOR IS TO CONFORM WITH ALL GOVERNING CODES, JURISDICTIONAL REQUIREMENTS, UTILITY COMPANY REQUIREMENTS AND THE DESIGN INTENT AS ESTABLISHED IN THE DESIGN DEVELOPMENT DOCUMENTS.
- IF A CONFLICT OR INCONSISTANCY EXISTS BETWEEN THE DRAWINGS AND SPECIFICATIONS OR WITHIN EITHER, THE BETTER QUALITY OR GREATER QUANTITY OF WORK SHALL BE PROVIDED.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL REQUIRED EROSION CONTROLS ON SITE AS REQUIRED BY APPROVING AGENCIES PRIOR TO INITIATING CONSTRUCTION.
- GEOTECHNICAL EVALUATION & SITE SURVEY TO BE PROVIDED BY THE DEVELOPER.

**FLORENCE HOUSING**  
 FLORENCE, OREGON  
**Oregon Housing and Community Services**  
 725 Summer Street NE, Suite B  
 Salem, Oregon 97309-0409

TITLE SHEET

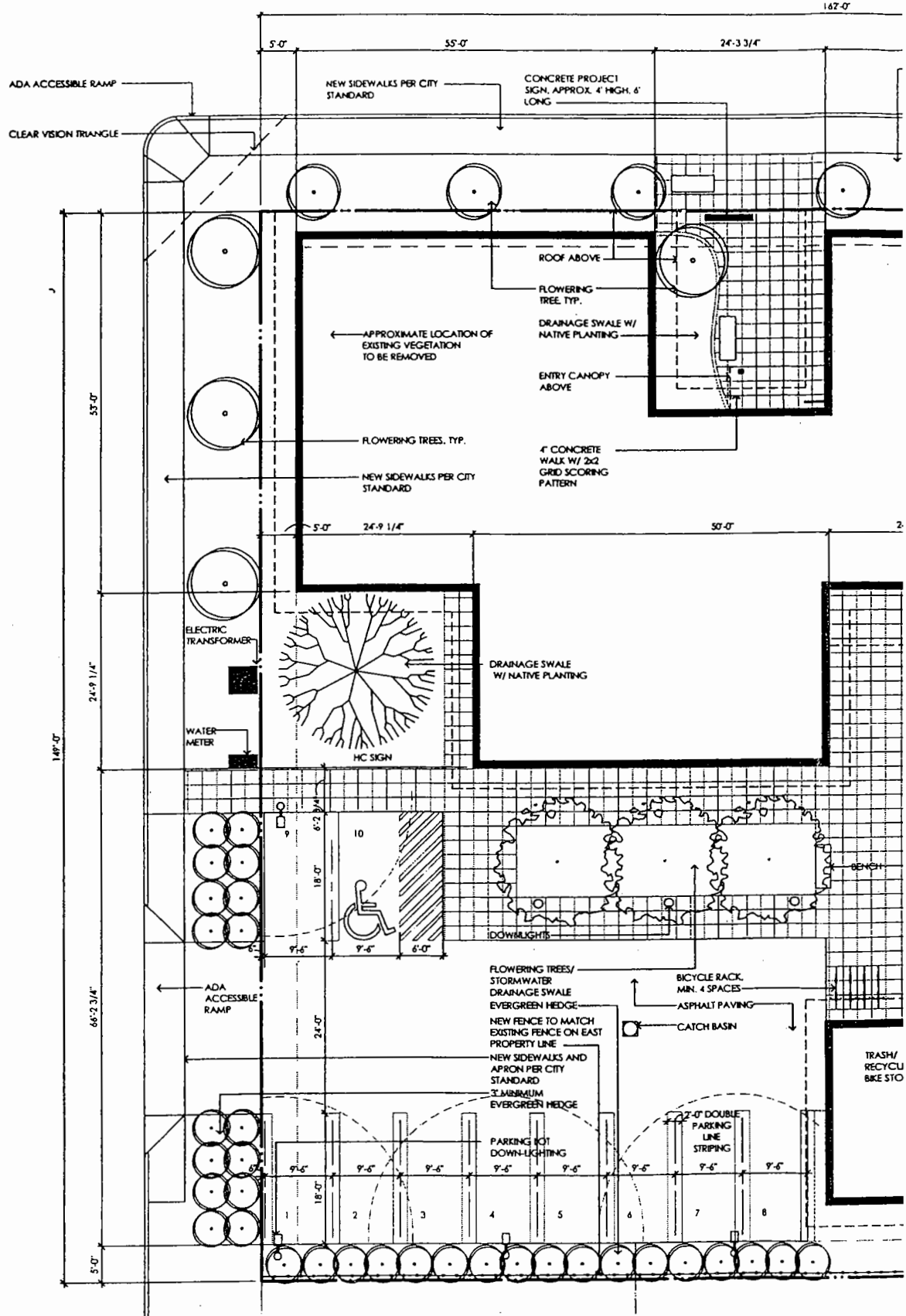
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SCALE:	
DRAWN:	KBW
JOB NO:	0324

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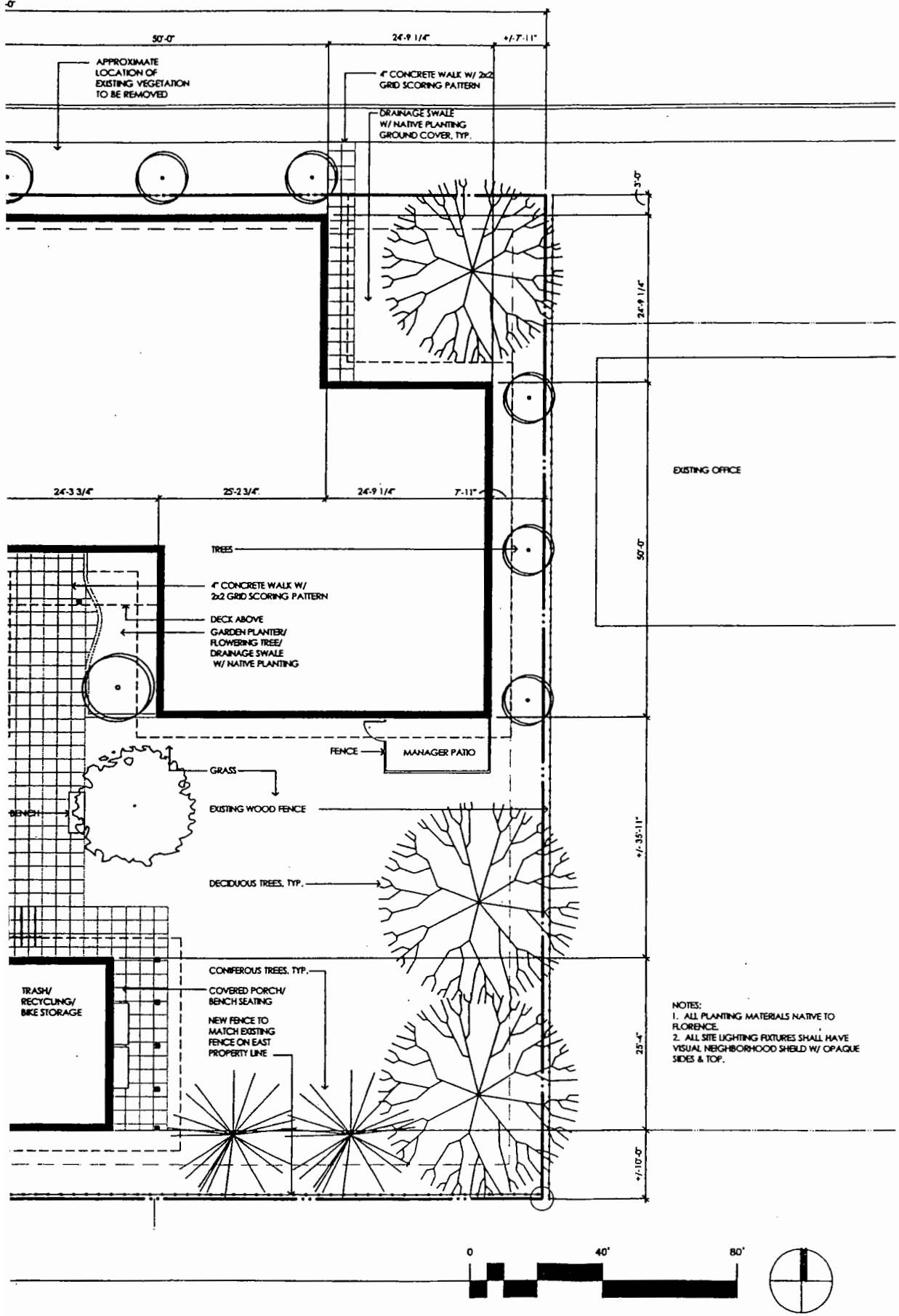
# EIGHTH STREET

# LAUREL STREET

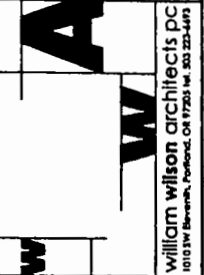


1 SITE PLAN  
A1.0 1" = 20'

ET



NOTES:  
 1. ALL PLANTING MATERIALS NATIVE TO FLORENCE.  
 2. ALL SITE LIGHTING FIXTURES SHALL HAVE VISUAL NEIGHBORHOOD SHIELD W/ OPAQUE SIDES & TOP.



William Wilson architects PC  
 1010 SW Burnside, Portland, OR 97205 Tel. 503.222.4473

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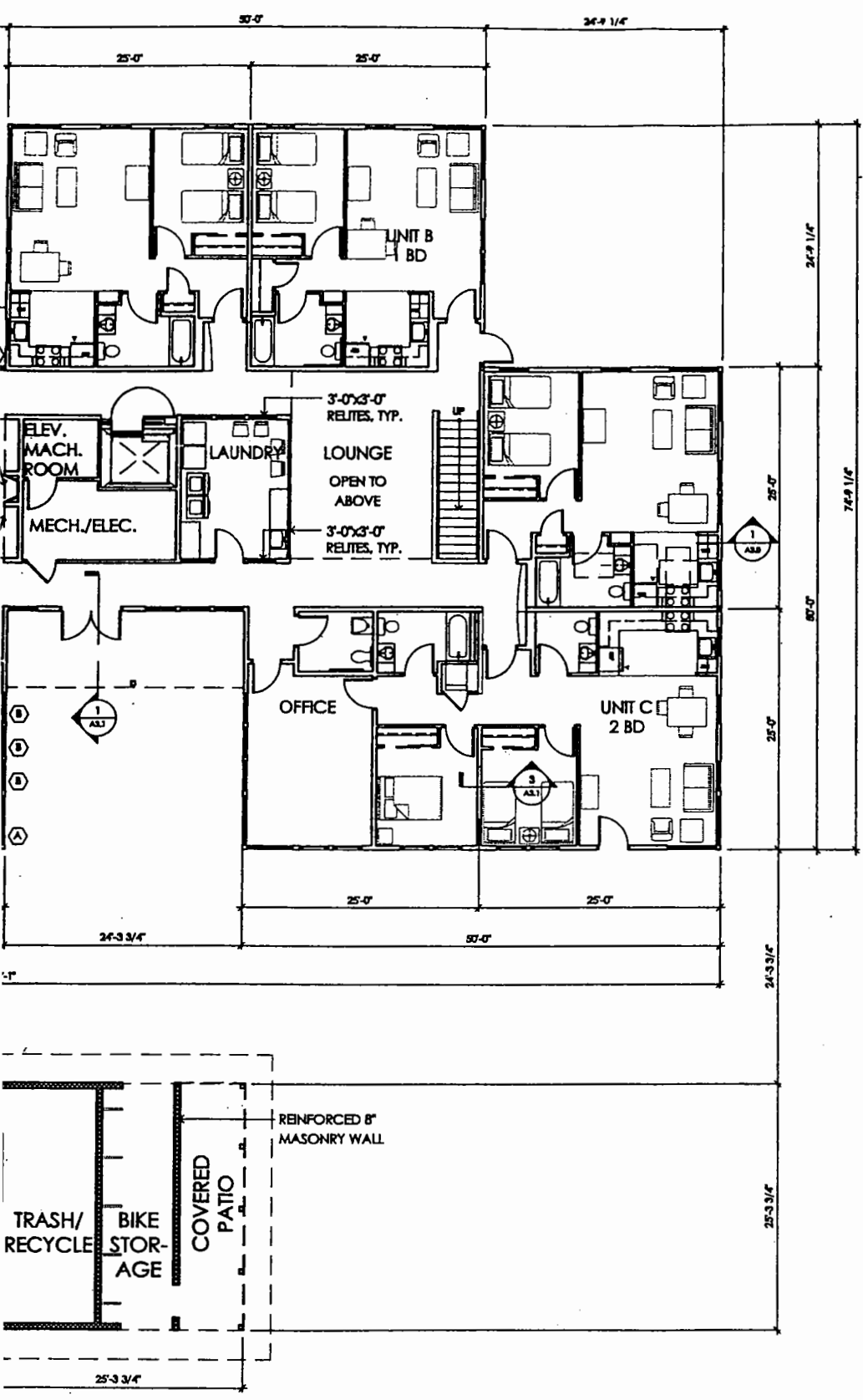
SITE PLAN/  
 LANDSCAPE PLAN

REVISIONS:

DATE: 04/22/2005  
 SCALE: SEE DRAWING  
 DRAWN: KBW  
 JOB NO: 0324

A1.0

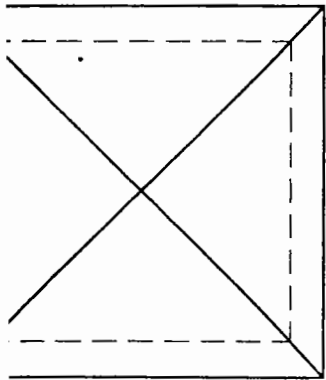
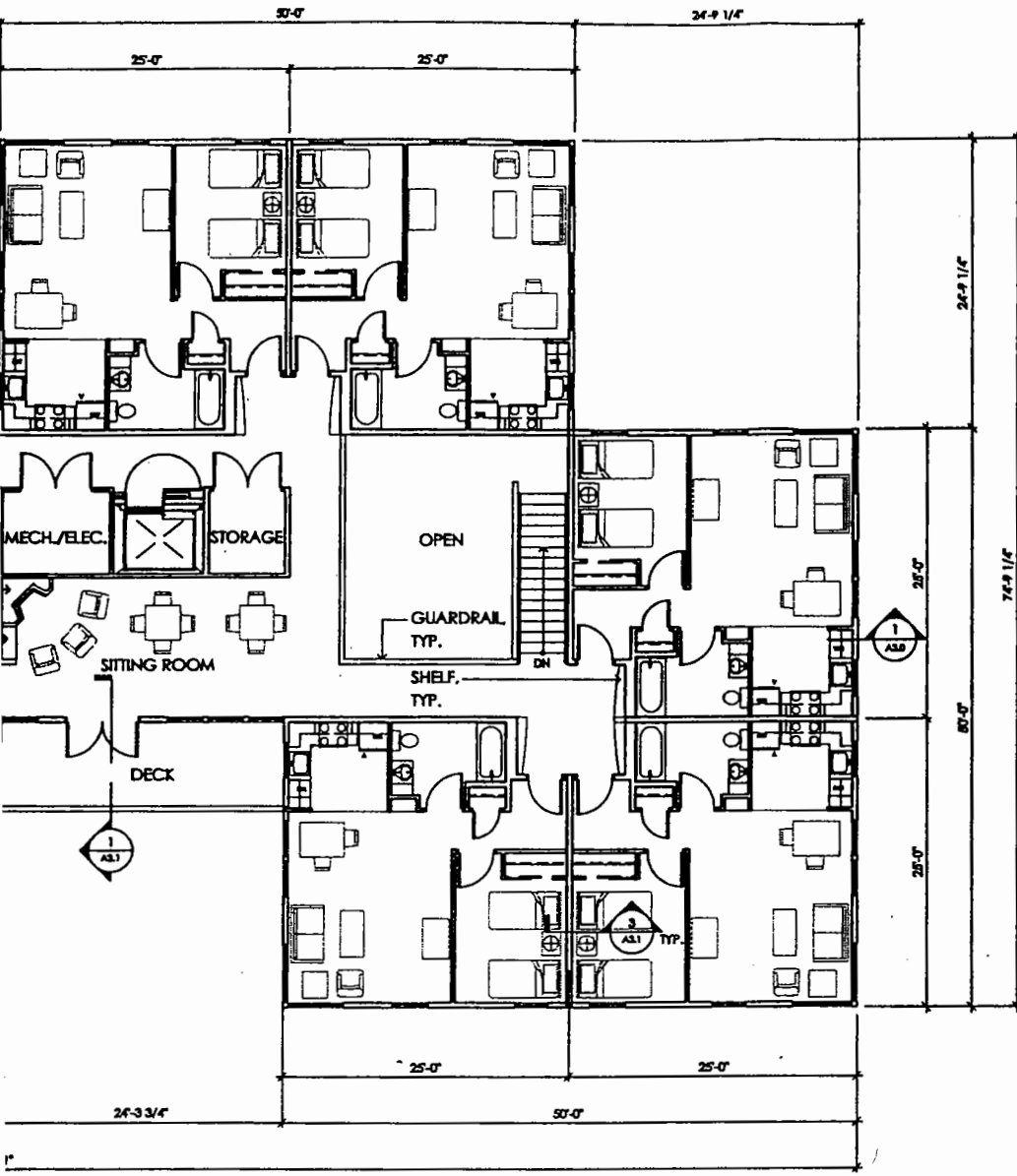




FIRST FLOOR PLAN  
 1/16" = 1'-0"



<b>A</b>	
<b>w</b>	<b>w</b>
William Wilson architects pc 1013 NW Barlow Ave., Portland, OR 97209 Tel. 503.223.4475	
<b>FLORENCE HOUSING</b> FLORENCE, OREGON <b>Oregon Housing and Community Services</b> 725 Summer Street NE, Suite B Salem, Oregon 97309-0409	
<b>FIRST FLOOR PLAN/SCHEDULES</b>	
REVISIONS:	
DATE:	04/22/2005
SCALE:	SEE DRAWING
DRAWN:	KBW
JOB NO:	0324
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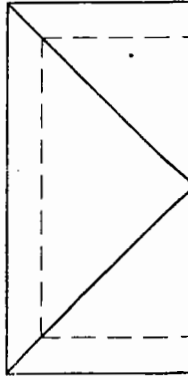
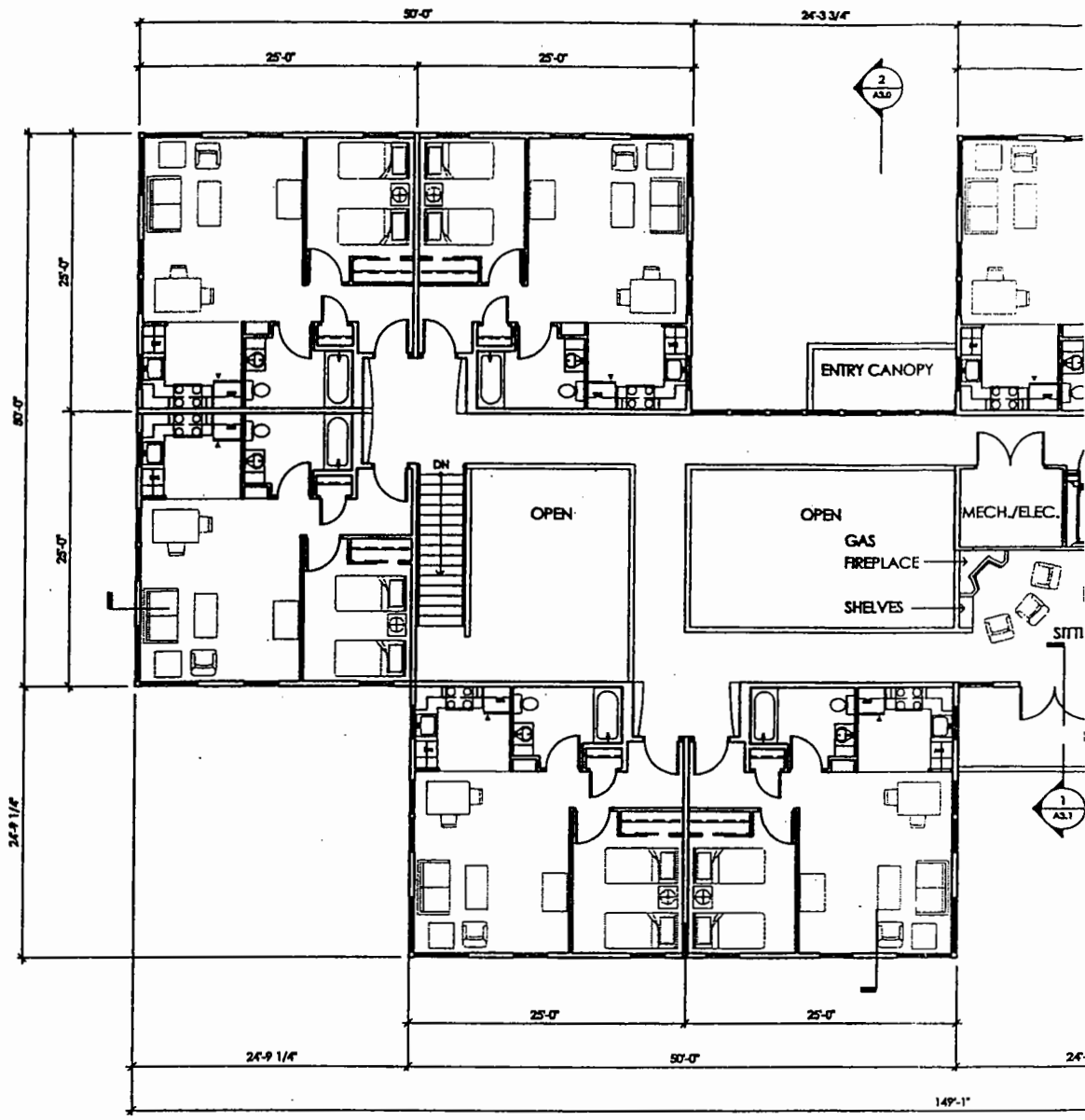


OTE:  
 SEE OUTLINE SPECIFICATION FOR MECHANICAL & ELECTRICAL REQUIREMENTS.

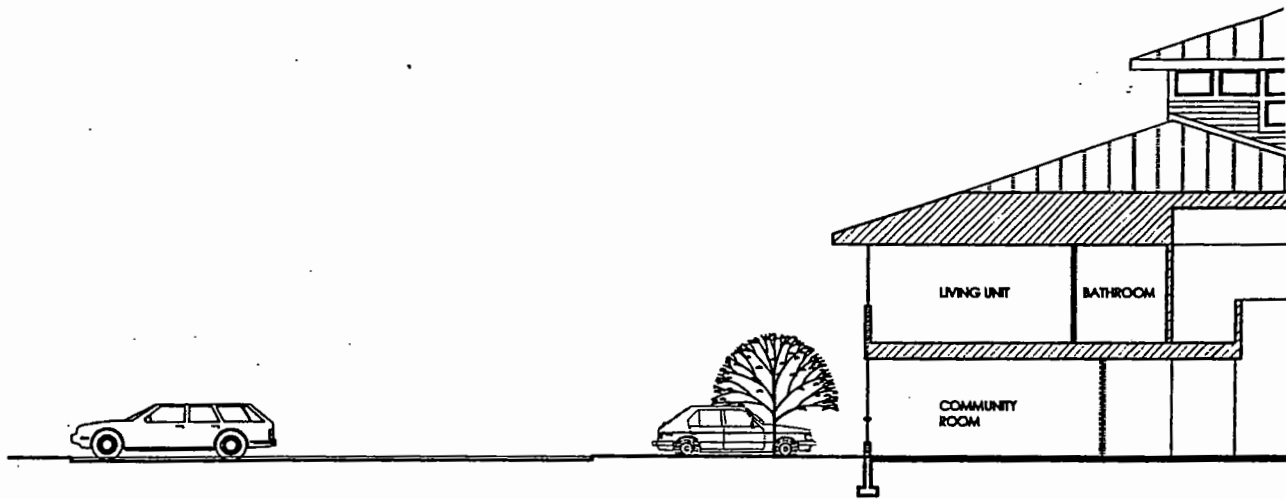
SECOND FLOOR PLAN  
 1/16" = 1'-0"



		William Wilson architects pc 1010 SW Burnside, Portland, OR 97203 Tel: 503 223-4415
<b>FLORENCE HOUSING</b> FLORENCE, OREGON <b>Oregon Housing and Community Services</b> 725 Summer Street NE, Suite B Salem, Oregon 97309-0409		
SECOND FLOOR PLAN		
REVISIONS:		
DATE: 04/22/2005		
SCALE: SEE DRAWING		
DRAWN: KBW		
JOB NO: 0324		
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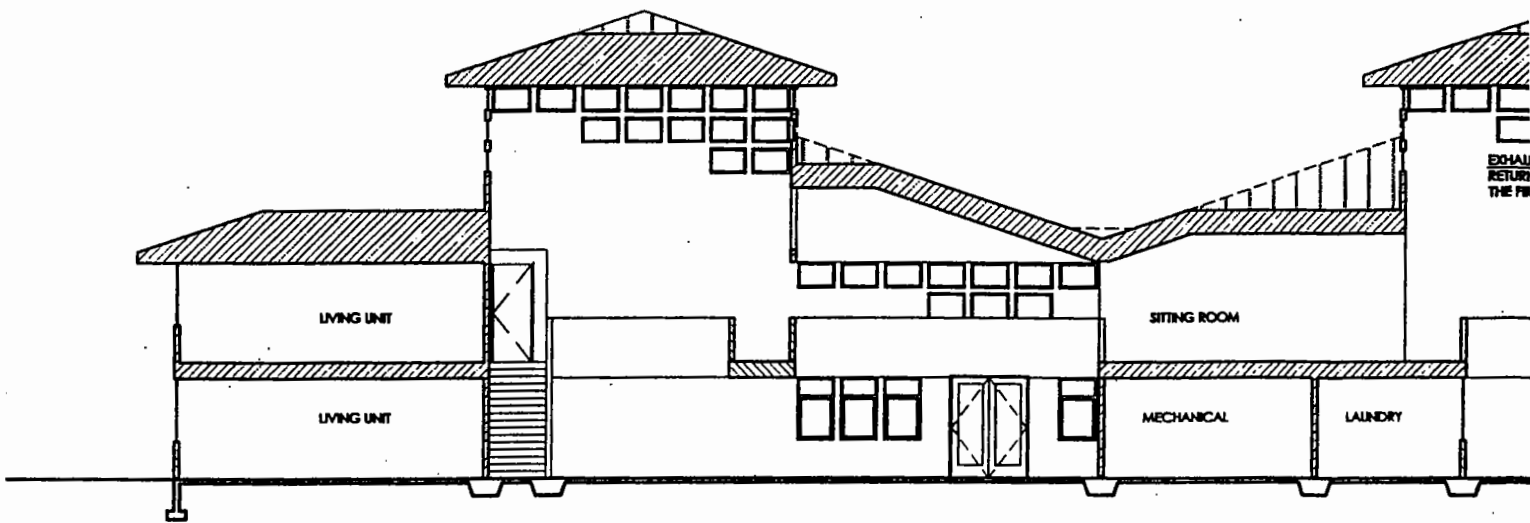
**NOTE:**  
 NOTE: SEE OUTLINE  
 SPECIFICATION FOR  
 MECHANICAL & ELECTRICAL  
 REQUIREMENTS.



2  
A3.0

BUILDING SECTION

1/16" = 1'-0"

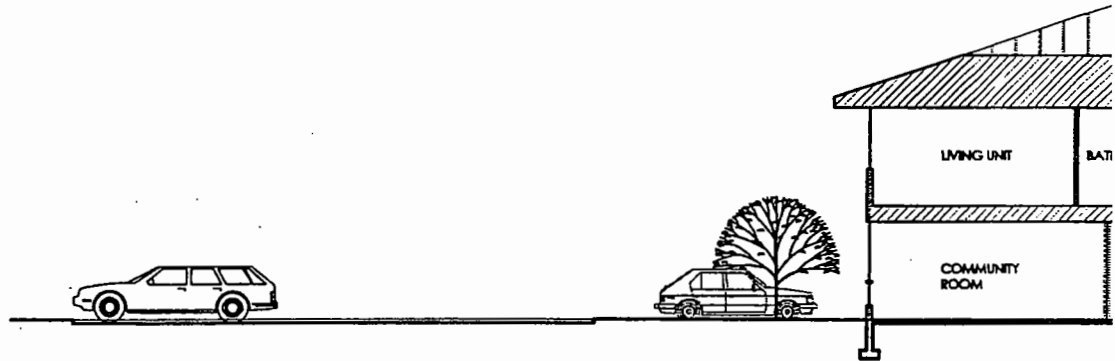


1  
A3.0

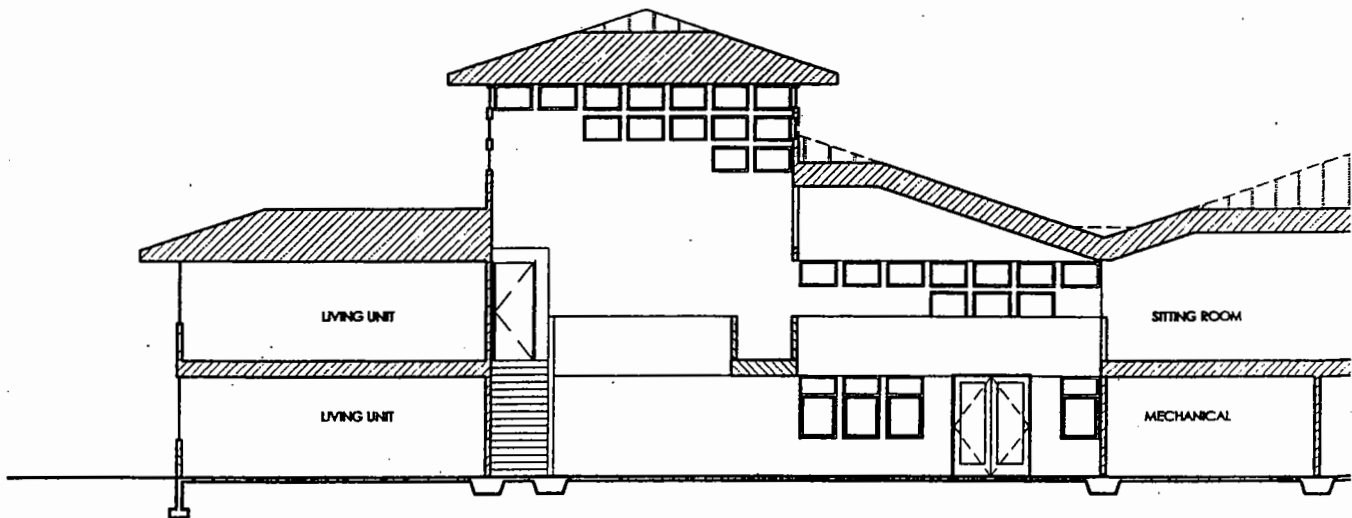
BUILDING SECTION

1/16" = 1'-0"

EXHAUST  
RETURN  
THE FIB



2 BUILDING SECTION  
A3.0 1/16" = 1'-0"



1 BUILDING SECTION  
A3.0 1/16" = 1'-0"

**A**

**W**  
William Wilson Architects PC  
1010 SW Everett, Portland, OR 97203 Tel. 503 224-4413

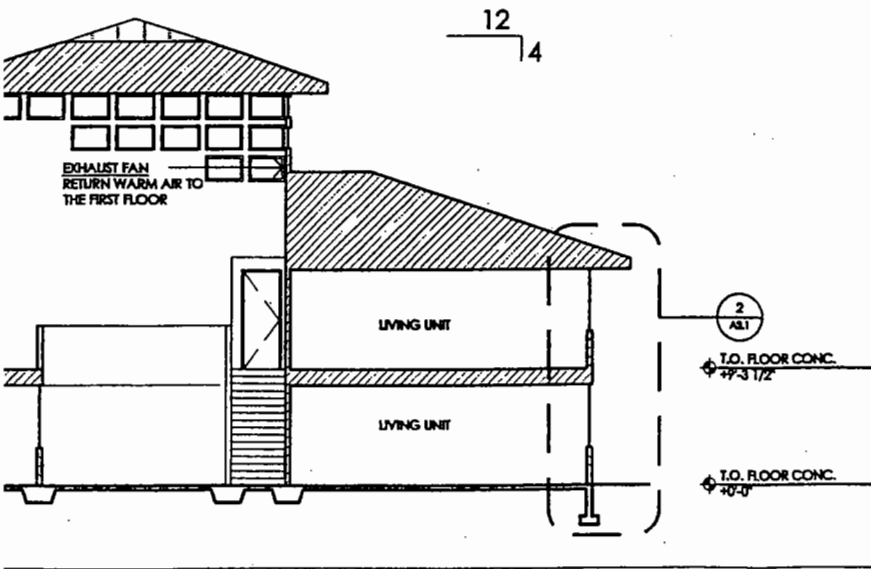
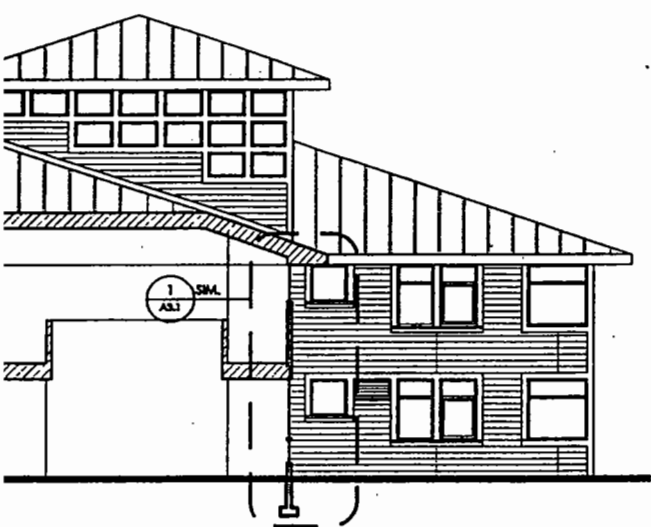
**FLORENCE HOUSING**  
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**Oregon Housing and Community Services**  
725 Summer Street NE, Suite B  
Salem, Oregon 97309-0409

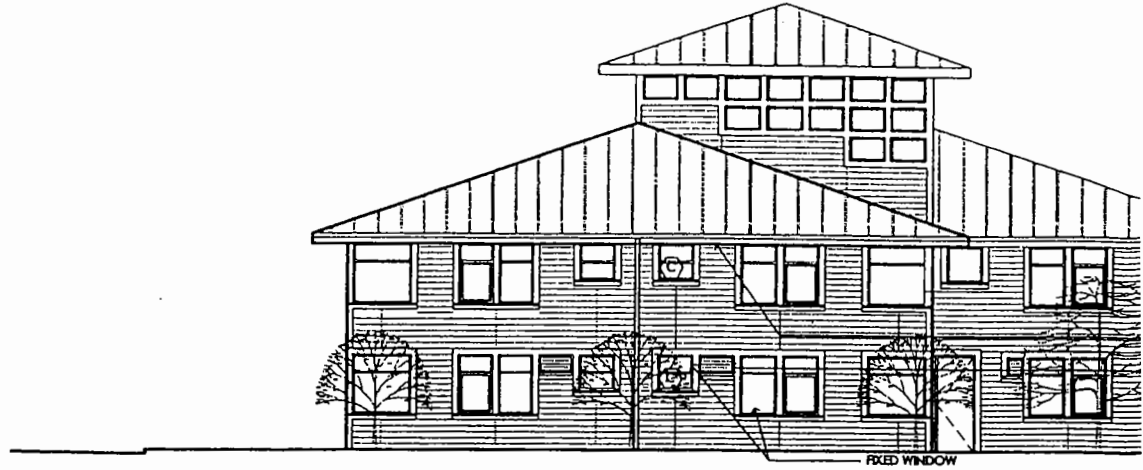
BUILDING SECTION

REVISIONS:

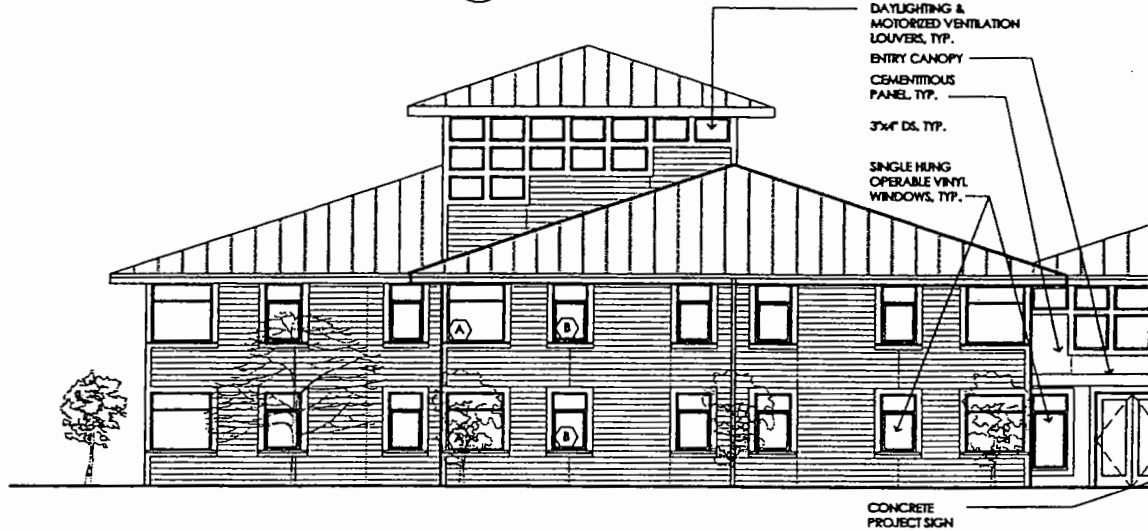
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JOB NO: 0324

**A3.0**

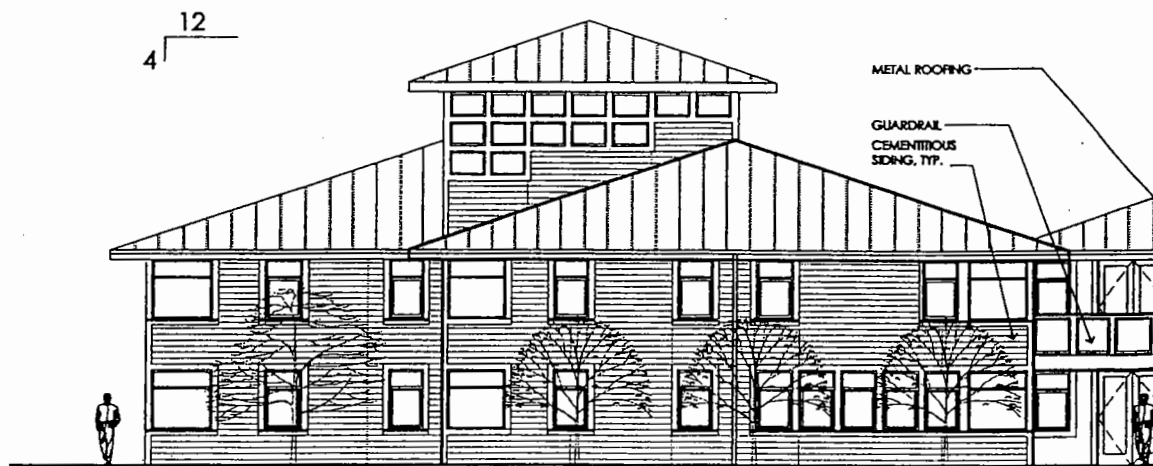




3 WEST ELEVATION (EAST ELEVATION)  
A4.0 1/16" = 1'-0"



2 NORTH ELEVATION  
A4.0 1/16" = 1'-0"



1 SOUTH ELEVATION  
A4.0 1/16" = 1'-0"



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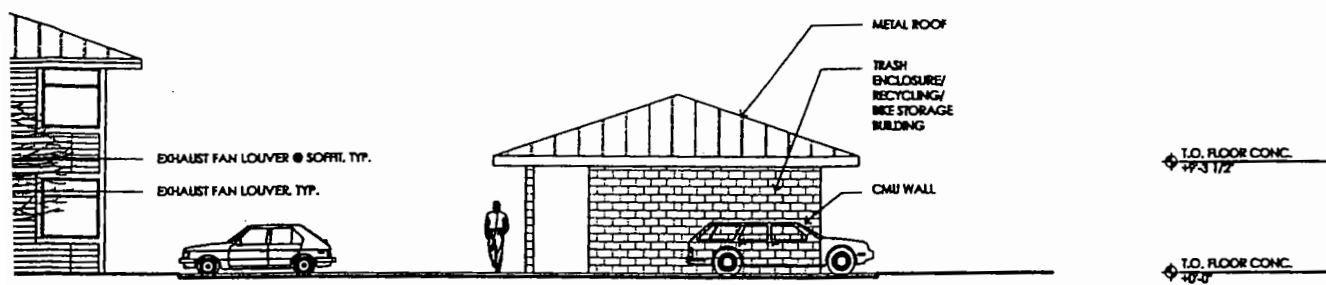
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**Oregon Housing and Community Services**  
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 Salem, Oregon 97309-0409

EXTERIOR ELEVATIONS

REVISIONS:

DATE: 04/22/2005  
 SCALE: SEE DRAWING  
 DRAWN: KBW  
 JOB NO: 0324

**A4.0**



MIRRORED)

