Walt Collins Veteran Housing and Service Center

Request for Proposals - Invitation
The Union Miles Development Corporation (UMDC) is issuing a Request for Proposals (RFP) to select a real estate contractor for the Walt Collins Veteran Housing and Service Center.

Founded in 1981 and serving over 21,000 residents in Cleveland’s southeast neighborhood. UMDC’s mission is to “improve the quality of life within the Union Miles service area through community engagement, housing and economic development.”

The Veterans Housing and Service Center site will be located at 9500 Harvard Avenue.
Development Goal

To develop new and affordable housing for local Veterans and provide job training and placement opportunities in the Union Mile Service Area and beyond.
Development Site

The collection of parcels UMDC controls are located along Harvard Avenue between E 93rd. and E 100th. UMDC has secured 2.8 acres of vacant land where an environmental review and sound assessment have been completed. A market study, survey, and design review is scheduled for completion in August 2022.
Overview

The Walt Collins Veteran Housing & Service Center is an innovative multi-faceted and comprehensive project dedicated for local Veterans transitioning from supportive housing to a more independent living environment. The project has been extensively planned, garnered comprehensive support, and is in the completion stages of predevelopment. The strategy leverages the key strengths of the collaborative partners: UMDC (for affordable housing development and construction trades training), Rid-All Green Partnership (for urban agriculture training and farm management).
Overview

The project is configured as 4 residential cluster style buildings consisting of 10 units total. A community facility anchors the site and houses the bulk of the resident services. The balance of the site comes complete with a maintenance/security shed, a hoop house and associated tool shed, compost area, and raised planting beds.

These additional facilities will be used in partnership with RidAll Green Partnership to train the veteran residents on urban agriculture. The veteran-run program will teach them skills for adapting and integrating back into civilian life.

The site accommodates varied sizes of outside seating areas intended to encourage relaxation and potential casual meeting areas. Curb cuts, access drives, and on-site parking are positioned strategically throughout the site, and sidewalks are thoughtfully arranged to encourage walking and access to all available services and buildings by the residents. All necessary utilities are available and will be connected to for servicing the project, including but not limited to electricity, storm, sanitary, natural gas, etc.
Site and Building Components

Site Work:

Off street parking, drives, and curb cuts will be installed with 6” concrete curbs and positioned to service all areas of the project. The bulk of vehicular circulation will be asphalt, strategic areas will be of concrete to facilitate trash collection and removal. Concrete sidewalks are located to encourage access from and to all points in the development. Additionally, casual seating areas are provided for programmed and non-programmed activities. Site lighting is addressed at two levels: Parking areas will incorporate taller LED fixtures appropriate for larger areas, and sidewalks will be lit by more pedestrian height LED fixtures and lighting levels. The intent of the lighting strategy is to provide enough lumens where necessary and appropriate for resident safety without allowing the light pollution to extend beyond necessary areas and levels.
Site and Building Components

Concrete:

Concrete will be utilized at the trash dumpster location to protect the driving surface during refuse collection by larger trucks. Additionally, concrete is proposed for all on-site curbs, sidewalks, patios, porches, and seating areas. The buildings will be supported by traditional concrete trench footings and slabs on grade. No basements are included in the program.
Site and Building Components

Masonry:

Masonry veneers will be used in selected areas where an elevated level of durability is desired on the community building and residential units.
Site and Building Components

Metals:

Metal panels may be included as roofing where the slope is below a 4:12 pitch. Also, metal roofing may be utilized as a decorative accent to enhance the overall appearance of the property.
Site and Building Components

Carpentry:

All buildings and facilities will be wood structures. All exterior walls shall be framed with 2x6 and interior walls that are not load bearing shall be of 2x4’s. Simple wood trusses will form the roofs.
Site and Building Components

Thermal and Moisture Protection:

All the exterior walls will be protected with a minimum R-19 batt insulation with a vapor barrier positioned on the warm side of the wall. Roof areas will include a minimum R-38 blown-in insulation. Lastly, rigid insulation will be positioned and the concrete foundation edge so that the exterior of all structures is protected from thermal transfer and a completed envelope is provided. Moisture protection will begin at the 30-year warrantied asphalt shingle and/or preformed metal roof with the manufacturer’s installation methods for durable roofing and flashing materials and techniques. Attic spaces will be sufficiently vented to mitigate moisture build up. Exterior walls will be protected with a weather-resistant barrier that is lapped, taped, and configured as required at all exterior wall openings. Base wall flashing will afford an exit for any moisture positioned behind finish materials, and grade shall be sloped away from the buildings.
Site and Building Components

Doors and Windows:

Exterior doors shall be fiberglass insulated doors with weather stripping. Interior doors are to be solid core wood veneered with lever handles and minimum 32” width. Exterior windows will be Energy Star rated (Zone 5), vinyl windows with insulated glazing, complete with nailing fins for enhanced water infiltration protection.
Site and Building Components

Finishes and Appliances:

Fridges, ranges/oven, and dishwashers will be provided in all units. The appliances will be Energy Star rated where applicable. Laundry facilities are provided for in the Community Building with resident access without entering the Community Areas. All appliances, where positioned in accessible units or required in common facilities, will meet or exceed accessible requirements set forth by UFAS. Vinyl plank flooring shall be provided in all areas of the development. No carpet is proposed for any spaces. The plank flooring will be non-glare and slip-resistant.
Site and Building Components

Furnishings:

All casework and cabinetry will be ½” plywood and wood construction. Countertops will not have seams, except at the inside corner. Bathrooms will have 30” all-wood vanities. Window coverings to be vinyl mini blinds and will be provided at all windows Hunter Douglas, Levelor, or equal.
Site and Building Components

Plumbing:

There will be one main water shut-off per apartment. In the bathrooms, showerheads to be rated at no more than 2.0 gpm and every bathtub shall be furnished with showerhead fittings.
Site and Building Components

HVAC:

Units – The proposed HVAC system shall be a split system all-electric furnace (100% AFUE) with 14 SEER condensers. Duct leakage tests will be performed to the following standards: total duct leakage shall be $\leq 6$ CFM25 per 100 sq. ft. of conditioned floor area, and duct leakage to outdoors shall be $\leq 4$ CFM25 per 100 sq. ft. of conditioned floor area. All duct system joints will be sealed with mastic compound.
Site and Building Components

Electrical:

Units – Separate service connections and utility meters are required for all apartments. All lighting shall be LED. Site Lighting – Fixtures shall be shatter-resistant and tamperproof. Lamps shall be high efficiency design with high power factor ballasts (>0.90 PF) with metal halide lamps, and oriented for minimum light pollution. Community Building – will have a new, metered electrical service connection with LED lighting, mechanical equipment connections, and convenience power.
# Request For Proposal Process and Timeline

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2022
Request For Proposal Submission
Requirements and Deadlines

Phase 1: Contractor Interest

Interested contractors are invited to request building, site, and neighborhood tours from UMDC Staff. Requests for additional project related documentation from UMDC Staff.

• Surveys

• Environmental Reports

• Master Plan Study

• Market Study
Request For Proposal Submission
Requirements and Deadlines

Contractors who wish to develop and submit a proposal for review are asked to submit a Letter of Interest.

Letters should include a list of all parties involved, financials, a short highlight of similar past projects and an acknowledgement of the groups belief in their ability to meet the review criteria.

*Letters of Interest due on or before September 23, 2022*

UMDC contact for site tour, information requests and Letter of Interest submission: Real Estate Development Director, Michael Lewis. michaell@unionmiles.org. 216-341-5707

*Please note: To ensure an open, equitable RFP process, UMDC will not give exclusivity to any party until the final development agreement is signed.*
Phase II: Proposal

Contractors submitting a full proposal for review should prepare to include the following at minimum:

• Company and team background including 2-3 past projects of similar scale highlighting experience in Cleveland & Community Engagement

• Construction costs, plans, vision, and impact on the community, demonstration of financial capacity, demonstrating neighborhood commitment & knowledge.

Proposal due on or before December 2, 2022
Union Miles Development Corporation

4127 E. 131st. Cleveland, Ohio 44105 STE 100

216-341-5707

www.unionmiles.org