



REQUEST FOR PROPOSALS
Builder's Risk / Construction Liability Owner's Interest Coverage
For Phased Affordable Housing Project

Date: April 15, 2024

Project Identification

Project Name: Eagles Landing
Project Address: North Parcel: 002-104-05 (0.48 acres)
South Parcel: 002-101-77 (2.46 acres)

Owner

Northern Nevada Community Housing (NNCH)
2757 Beck St
Reno, Nevada 89509
(775) 337-9155

NNCH Contact: Lisa Dayton, Project Manager, (775) 772-4245.

Delivery Deadline for Submittals

May 1, 2024, 5:00 PM PT

ARTICLE 1 PROJECT DESCRIPTION AND BUDGET

Project Name:	Eagles Landing
Gross Building Area:	BUILDING 2: 32,505 GROSS SF
(Approximate and subject to change)	BUILDING 3: 35,345 GROSS SF
	BUILDING 4: 30,875 GROSS SF

Project Description:

The development at 96 units across three buildings (Buildings 2, 3, and 4) at Eagles Landing, in Carson City, Nevada. These units feature affordable, new construction, multi-family housing and will serve households at 30-60% of area median income. The project is anticipated to break ground in early 2024 with completion expected first quarter of 2025.

The site will be equipped with recreation areas, play equipment and picnic/barbeque areas and all units will have private balconies or patios. All common areas, entrances, exits, walkways and parking areas will feature 24-hour video surveillance monitoring.

Residents will have access to a Community Building that houses a resident gathering area, warming kitchen, computer center and on-site management offices. The site will provide ample on-site parking with 24-hour security camera coverage and ample exterior lighting. Plans include a solar panel array that will offset at least 20% of the total property electric consumption. Construction will utilize low VOC materials and Nevada manufactured goods whenever possible.

ARTICLE 2 POLICY REQUIREMENTS

Builder’s Risk Indication

Total Value: \$35,700,000

Construction Liability - Owner’s Interest Indication

Owner’s Interest Primary: \$1MM Occurrence / \$2MM Aggregate
Owner’s Interest Excess Liability of \$4MM

ARTICLE 3 REQUEST FOR PROPOSALS REQUIREMENTS

Proposals can be delivered to Lisa Dayton, Northern Nevada Community Housing at 2757 Beck St, Reno, Nevada, 89509 or emailed to daytonassoc@gmail.com

ARTICLE 4 SELECTION SCHEDULE

All times stated are Pacific Time (PT). These dates represent a tentative schedule of events. NNCH reserves the right to make amendments to this solicitation only with adequate notification to applicants. NNCH reserves the right to modify these dates at any time.

Task	Date/Time
Deadline for submission of Phase 1 Fee Proposal	5/1/24 by 5:00pm PT
Notification of Award	5/2/24
Policy Start Date	5/6/24

For further information, please contact Lisa Dayton at (775) 772-4245 or daytonassoc@gmail.com.

FEDERAL GRANT REQUIREMENTS

Offerors must be aware that the Project will be supported with a State of Nevada’s Housing Division subaward, as pass-through, to NNCH, of federal funds from the U.S. Department of the Treasury’s State and Local Fiscal Recovery Fund program (“SLFRF”), and HUD’s HOME program funds respectively. The Department of the Treasury’s SLFRF Final Rule and Compliance Reporting Guidance detail multiple requirements and compliance responsibilities, as well as provide additional information on eligible and restricted uses of Fiscal Recovery Funds and reporting requirements. Moreover, construction of less than twelve (12) units of housing in this Project will include federal financial assistance through HUD’s HOME program, whose terms and conditions must be complied with as well to the extent applicable hereto.

Availability of Funds Limitation. The owner has received federal grant funds from the U.S. Department of the Treasury's State and Local Fiscal Recovery Fund program ("SLFRF") and HUD's HOME program funds respectively (termed for purposes herein the "Prime Awards") to carry out the underlying project. The continuation of the project and payments thereunder shall be subject to the availability of funds to NNCH under the Prime Awards. NNCH shall promptly notify Insurance provider, in writing, of any (i) termination of the Prime Awards or (ii) modification of funding available under the Prime Awards that might negatively impact NNCH's Agreement with Insurance provider and NNCH shall compensate Insurance provider for services performed prior to termination or funding modification.