

DEVELOPER TEAM SELECTION

● PRESENTATION TO ASHLAND SCHOOL BOARD OF DIRECTORS

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December 19, 2024

TIMELINE

DEVELOPER SELECTION PROCESS



01 Master Plan Draft

02 RFP

03 Selection Committee

04 Recommendation

05 Community Engagement

06 Development Plan

sunstone
HOUSING COLLABORATIVE

01

MASTER PLAN

- Hire Architect
- Facilitate Initial Surveys
- Reinforce Primary Goals
- Inclusion in RFP



02 REQUEST FOR PROPOSALS

A COLLABORATIVE PROCESS

- Technical assistance provided by HMK Co and Housing Development Center
- Solicitation
- Review
- Interviews



03 SELECTION COMMITTEE

Volunteers

- ASD Certified teacher and athletics coach
- City Council representative
- ED, Oregon Child Development Coalition
- ED, Ashland Supportive Housing
- SHC Board members
- ASD Classified staff & union leader

ED, Sunstone Housing Collaborative

Advisory

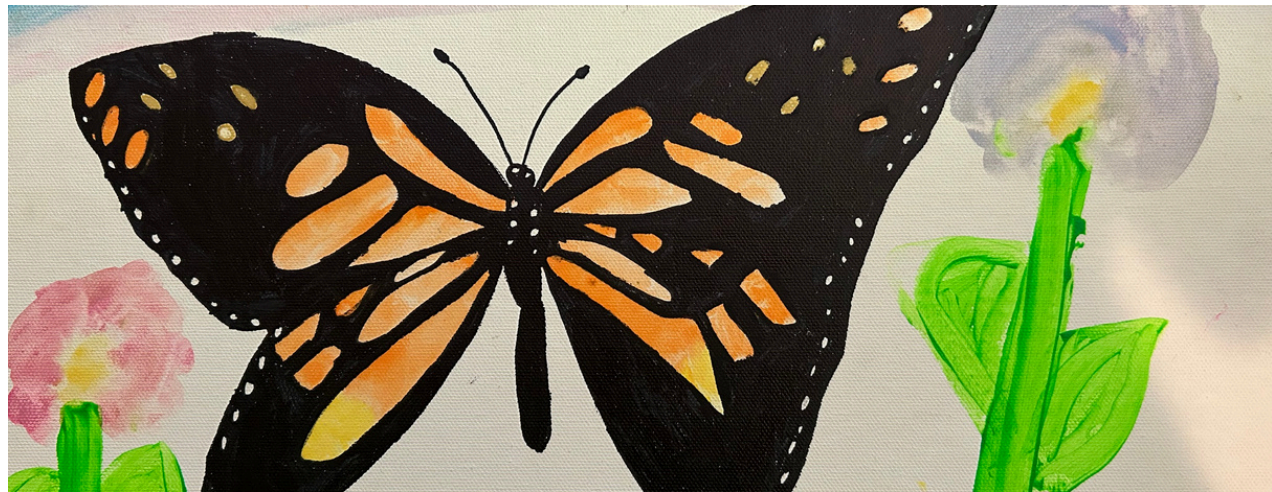
- Housing Development Center: Executive Director, Director of Housing Development, and Associate Project Manager



Four days of review

**Consensus given to approve
3 selections for interview**

RFP RESPONSES



- Dream Development, LLC
- Greater Ashland Community Land Trust
- Commonwealth Development Corporation
- CASA of Oregon
- Adroit Construction
- Geller Silvis & Associates
- Outlier
- Arkitek
- Rogue Housing and Development
- Turning Point Program



OCDC
Oregon
Child Development
Coalition

RUBRIC

- Comparable Project Experience
- Firm Background
- Key Personnel Experience & Capacity
- Inclusionary Practices
- Project Approach
- Average Cost for General Conditions and Overhead and Profit
- Administration of Work, Project Scheduling and Coordination
- References
- Discussion of Project Goals

04

RECOMMENDATION

TWO STRONG FINALISTS

EDLEN & CO+OUTLIER+ARKITEK+ GACLT

DREAM DEVELOPMENT, LLC

- Northwest Housing Alternatives
- Walsh Construction
- MWA Architects
- 10 Over Studio
- Greater Ashland Community Land Trust

PRIMARY RECOMMENDATION

Edlen & Co + Outlier Construction Co. + arkitek Design & Architecture

STAND OUT FEATURES



Internships & Apprenticeships



Childcare



Community Connection

05 COMMUNITY ENGAGEMENT

Listening and Feedback Sessions



Surveys and Newsletter



Focus Group Meetings



06 Begin Development Plan

- MOU to determine mutually agreed upon path to:
- Determine Roles and Responsibilities
- Hold Public Process
- Solidify Design
- Pursue Capitalization
- Facilitate Disposition and Development Services Agreement



QUESTIONS

