



REQUEST FOR BID

Habitat for Humanity Portland Region
1478 NE Killingsworth St. PO Box 11527
Portland OR 97211 Phone: 971-501-8162

PROJECT NAME: Century Commons
PROJECT LOCATION: 825 SE Century Blvd, Hillsboro OR
PROJECT DESCRIPTION: New construction of 18 townhomes
SCOPE OF WORK: House Electrical
DATE OF WORK: Anticipated Summer 2023
BID DUE DATE: May 19, 2023 @ 18:00PDT
Email responses to: procurement@habitatportlandregion.org

I. INTRODUCTION

Habitat for Humanity Portland/Metro East dba Habitat for Humanity Portland Region (Habitat) has developed this Request for Bid (RFB) to help organizations and contractors bid on specific scopes of work for the construction of Habitat homes. Because Habitat is currently building 50-100 homes per year, there are ongoing opportunities for firms that can consistently demonstrate excellent performance and the abilities to achieve economies of scale.

Habitat's commitment to building affordable housing harnesses the effort and goodwill of over 3,500 volunteers per year. For more information about Habitat's mission and approach, as well as photographs of completed homes and details on our programs and projects under construction, visit our web site at <http://habitatportlandmetro.org/our-builds/>.

Habitat, as General Contractor and Owner, solicits bids for the procurement of construction-related materials and subcontracted services. Habitat makes a good faith effort to include all interested parties in the bidding process. Habitat maintains a list of vendors and solicits bid responses. In addition, Habitat advertises open bids for construction projects on industry websites and in industry publications. A list of current bid opportunities is available at <http://habitatportlandmetro.org/our-builds/bid-opportunities/>.



II. CONTRACT STRUCTURE

Habitat will serve as Owner/Developer and General Contractor for this project. If selected, Respondent firm will enter into a contract with Habitat.

III. PROCUREMENT PROCEDURE

Respondent must submit proposal per bidder instructions below in order to be considered. Incomplete or late proposals will not be considered. Proposals must be submitted electronically in PDF format.

Selection for provision of professional services shall be made by evaluating the following factors:

1. Completeness of the bid submittal.
2. Ability to meet experience criteria.
3. Ability of Vendor to perform work within Habitat's timeline.
4. COBID certified and/or qualified MWESB and/or Section 3 status.
5. Overall cost of Vendor's proposal.

Habitat for Humanity reserves the right to:

1. Reject any or all offers and discontinue this bidding process without obligation or liability to any potential vendor.
2. Accept other than the lowest priced offer, and/or
3. Award more than one contract.

IV. BIDDER INSTRUCTIONS

Visit the [Bid Opportunities](#) page on our website and select the "New Bidder Registration" button. Fill out the registration form, and select this bid package from the list. You will receive an invitation to bid with a full set of documentation from our Procore system.

If you have any questions about this bid package or the bidding process, please email us at procurement@habitatportlandregion.org.



Exhibit A

Project Description:

Habitat is inviting bids from contracting firms for a new 18-unit development. The primary deliverable is electrical for 8 buildings/18 homes.

The site is located at 825 SE Century Blvd in Hillsboro, OR.

Project Schedule:

Anticipated Fall 2023

Scope of Work:

General requirements

- Abide by all Habitat safety requirements including but not limited to full PPE when on site (hardhat, high vis, work boots, ear and eye protection when necessary).
- No smoking is permitted on Habitat job sites.
- Contractor is responsible for reviewing complete plan set and raising any concerns before start of construction.
- Attend on-site pre-construction meeting with City of Hillsboro and Habitat.
- Collaborate with other trades as needed to ensure everyone's work can proceed smoothly.
- Work may not proceed until all applicable City inspections, soils special inspections, structural special inspections, and structural engineer observations have been approved.
- All work to be completed in adherence to City of Hillsboro code requirements, approved plans, and approved specifications.
- Read and adhere to all notes and details in plans.
- Provide all labor, materials, and equipment mobilization to perform scope of work.
- Provide all material submittals required per plans.
- Adhere to all wet weather requirements as necessary.
- State any exclusions.

Permits

- Electrician to apply for all electrical permits for the project. Habitat to pay permit fees
- Electrician to consult Habitat and project design team before submitting for permits, responding to any checksheets, or making any changes to electrical plans.

Site electrical

- Habitat has Gift in Kind relationships with Schneider & Square D for donated panels, breakers, and meter bases and will attempt to source these materials from the GIK program.



- If GIK cannot supply donated materials, contractor should supply.
- Submit electrical load calcs and design for meter bases/exterior equipment to PGE and order all gear within 10 days after contract execution.

Electrical service

- Attend onsite pre-construction meeting with Habitat superintendent and house excavator.
- Coordinate with excavator to ensure optimal location for conduit stubs
- Coordinate with foundations contractor to ensure proper location of Ufer.
- Coordinate with excavator during backfill to ensure proper meter locations on each building

Rough electrical

- Attend pre-framing walk with Habitat superintendent and framing contractor.
- Attend onsite pre-rough-in meeting with Habitat superintendent and other subcontractors.
- Attend onsite pre-cover meeting with Habitat superintendent and other subcontractors.
- Provide labor and material to install all rough electrical per approved building plans and Oregon code.
- Install meter banks.
- Install shared building panel and breakers (house meter) per plans.
- Install individual unit panels and breakers.
- Connect each home to grounding rod/ufer as required.
- Wire and provide low volt transformer for doorbells per plans.
- Wire for all interior and exterior light fixtures and switching per plans.
- Wire for bath and laundry exhaust fans with humidistat and timer (not switched)
- Wire for ERV per plans.
- Wire for dishwasher, washing machine, dryer, refrigerator, range and vent hood.
- Wire for heat pump electric tank water heater.
- Wire for smoke and carbon monoxide detectors per code.
- Run conduit and wiring from blanked off j-box at future solar panel to attic per EA platinum standards.
- Provide plugs for temp power during construction – 3 per floor – wired to a dedicated 20 amp breaker, i.e. the garage plug, the garbage disposal plug, the bathroom plug on third floor
- Provide and install coax & data wiring and ports per plans.
- Provide and install junction box at roof next to radon penetration for future radon fan
- Install fire putty around all electrical boxes in fire wall

Final electrical

- Trim out all electrical outlets and switches. Use decora switches at all locations.
- Connect water heater.
- Install/trim out all interior and exterior light fixtures.
- Trim out all smoke and carbon monoxide detectors.
- Provide and install doorbells and doorbell transformers at unit front doors.



Documents included with RFP:

Preliminary Plan Set

HFHPR Sample Contract

HFHPR Sample Change Order

HFHPR Site Safety Standards