



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 Framing
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 framing for 8 buildings/18 homes.

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

Project Schedule:

Anticipated Summer 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

- No work to be performed prior to approved building permit issuance.

Framing Notes

- Provide sufficient labor and materials to frame two buildings at a time.
- Habitat may choose to use volunteers for framing walls on some buildings. Please supply bids per building. Please separate per-building bids for wall/floor framing and bids for roof trusses.



- Framing contractor responsible for passing city inspections for interior and exterior shear, structural, roof trusses, and rough framing.
- Collaborate with other trades to ensure that framing does not obstruct or damage any other trade's work.
- Framer to prepare the building for all subcontractors that are to follow after framing. All Rough Openings are to be correct for the anticipation of exterior doors, windows, interior doors, cabinets, medicine cabinets, tubs and showers, and plumbing fixtures. Consideration is to be given to floor joist layout to prevent issues with rough plumbing connections.
- Adhere to rough opening dimensions for windows, interior and exterior doors, medicine cabinets, tubs, showers on approved plans.
- Attend on-site meeting at time of foundation pour to ensure anchor bolts and hold downs are located properly.
- Attend pre-framing walk with Habitat superintendent, mechanical, electrical, and plumbing trades to ensure framing prepares for MEP locations.
- Attend onsite pre-rough-in meeting with Habitat superintendent, mechanical, electrical, and plumbing trades
- Framing shall be in accordance with the current Oregon Residential Specialty Code and according to the structural specifications in the approved building plans.
- Adhere to intermediate & advanced framing details and notes in plans.
- No OSB materials with exception of subfloor.

1st, 2nd, and 3rd floor framing

- Provide all labor and materials to frame buildings per approved building plans. Refer to structural plans and follow all notes and details including fastener schedule and requirements.
- Frame all exterior and interior walls, floor/ceiling joist systems, and interior stairs.
- Install all wall and floor sheathing.
- Prerock with densglass behind stair stringers at party walls per plans.
- Install all shear walls, straps, hold downs and nailing according to the approved plans.
- Install blocking for 16"x20" surface mounted medicine cabinets in bathrooms, per specs and plans.
- Install blocking for future garage storage, railings, grab bars, and kitchen cabinets
- Include mobilizations after pre-insulation to install shear behind plumbing walls, then wait for drywaller to install two layers drywall, then install plumbing walls

Roof framing

- Provide all labor and materials necessary to install handcut rafter roof framing in accordance with the current Oregon Residential Specialty Code requirements and in accordance with the permitted plans and specifications.
- Provide all labor and materials necessary to install all fascia boards per plans.
- Provide all labor and materials necessary to install all exterior porch roofs per plans.
- Provide all labor and materials necessary to install sheathing on roof deck per plans.
- Provide all labor and materials necessary to install fire rated roof sheathing per plans.



Documents included with RFP:

Preliminary Plan Set

HFHPR Sample Contract

HFHPR Sample Change Order

HFHPR Site Safety Standards