



REQUEST FOR BID

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

PROJECT NAME: King City Commons
PROJECT LOCATION: 171765 SW Pacific Highway, King City, OR, 97224
PROJECT DESCRIPTION: New Construction of 16 attached townhomes
SCOPE OF WORK: Electrical
DATE OF WORK: Winter 2024
BID DUE DATE: December 15th, 2023 at 5:00pm
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 should be submitted electronically in PDF format.

Evaluation Criteria for Contract Award:

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

Respondent must submit completed bid materials to Habitat no later than date and time noted on page 1 of this document.

All required items should be submitted electronically in PDF format. All items listed below are required. Incomplete or late proposals will not be considered.

If you need additional information or have questions, please contact the Habitat project manager.



Required Bid Submittal Materials:

1. Exhibit A's RFB Response Form, completed and signed, including:
 - a. Firm information
 - b. Total bid amount
 - c. Proposed exceptions to scope and/or conditions
2. Itemized schedule of values
3. Subcontractor and major suppliers identification form
4. Proposed schedule
5. Proof of bonding & insurance



Exhibit A

Project Description:

Habitat is inviting bids from contracting firms for a new development of 16 attached townhomes. The primary deliverable is electrical.

The site is located at 17165 SW Pacific Highway, King City, OR, 97224

Project Schedule: Anticipated Winter 2024

Scope of Work:

1. General
 - a. Thoroughly review approved plans and raise questions, offer feedback, and make suggestions to help the project run as smoothly as possible.
 - b. No work to begin prior to the issuance by the city of the Electrical permit on the project
 - c. Collaborate with other trades to ensure that electrical does not obstruct or damage any other trade's work.
 - d. Electrician to start and end all work per the Habitat for Humanity schedule for their phase of work.
2. Permits
 - a. Electrician to apply and pay for all electrical trade permits.
 - b. Electrician to consult Habitat and project design team before submitting for permits, responding to any checksheets, or making any changes to electrical plans
 - c. Electrician responsible for having permits in time to start work according to Habitat's schedule.
 - d. No work to begin prior to the issuance by the city of the Electrical permit on the project
3. Site electrical
 - a. Provide all labor and material to install all site lighting, excluding excavation and backfill
 - b. Provide all labor and material to run conduit for future EV charging stations, excluding excavation and backfill
 - c. Provide all labor and material to run power to irrigation controls.
4. Electrical service
 - a. Attend onsite pre-construction meeting with Habitat superintendent and site excavator.
 - b. Coordinate with site excavator to ensure conduit is properly located for all meter packs.
 - c. Coordinate with foundations contractor to ensure proper location of Ufer.
5. Rough electrical
 - a. Attend pre-framing walk with Habitat superintendent and framing contractor.
 - b. Attend onsite pre-rough-in meeting with Habitat superintendent and other subcontractors.



- c. Attend onsite pre-cover meeting with Habitat superintendent and other subcontractors.
 - d. Provide labor and material to install all rough electrical per approved building plans and Oregon code.
 - e. Install meter base.
 - f. Install house meter, panel, and breakers for site common areas per plans.
 - g. Install individual unit panels and breakers, include temporary panel cover to protect until finished. Include surge breaker.
 - h. Connect each home to ufer as required.
 - i. Wire and provide low volt transformer for doorbells per plans.
 - j. Wire for all interior and exterior light fixtures and switching per plans.
 - k. Wire for mini-split heat pump heating/cooling system.
 - l. Wire for exhaust fans with humidistat and motion sensor
 - m. Wire for ERV per plans.
 - n. Wire for appliances: dishwasher, washing machine, dryer, refrigerator, range and vent hood.
 - o. Wire for hybrid electric heat pump water heater.
 - p. Wire for smoke and carbon monoxide detectors per code.
 - q. Run conduit and wiring from blanked off j-box at future solar panel to attic per EA platinum standards.
 - r. Provide plugs for temp power during construction - one 120 plug (at 20 amps) on each floor, and one 240 plug at the range.
 - s. Provide and install coax & data wiring and ports per plans.
 - t. Provide and install junction box at roof next to radon penetration for future radon fan
 - u. Install fire putty around all electrical boxes in fire wall
 - v. Wire low voltage for future garage door opener. Wire for motion sensor at base of door, future button by the garage service door, and one 15A dedicated plug in the ceiling for the future garage door opener.
 - w. Provide three (3) garage plugs, one per wall; wired to code
 - x. Provide two (2) exterior plugs, one in the front elevation and one in the rear elevation; wired to code
 - y. If plugs are needed for temp heaters, these will be handled as a change order. Please provide a pre-fixed price on setting up 220 plugs for temp heat when needed: The range and the dryer plug
6. Final electrical (trim out)
- a. Trim out all electrical outlets and switches. Use decora (rocker) switches at all locations.
 - b. Trim out exhaust fans and ensure they are working properly with humidistat and motion sensor
 - c. Connect water heater.
 - d. Install/trim out all interior and exterior light fixtures
 - e. Trim out all smoke and carbon monoxide detectors.
 - f. Provide and install doorbells and doorbell transformers at unit front doors.



7. Materials

- a. 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.
- b. Provide material and quantity list for Schneider/Square D Gift in Kind items ASAP.
- c. If GIK cannot supply donated materials, contractor should supply.
- d. Submit electrical load calcs and design for meter bases/exterior equipment to PGE and order all gear within 10 days after contract execution.

8. Habitat provides

- a. All lights, interior and exterior
- b. Panels
- c. Breakers
- d. Possibly meter bases - please provide pricing
- e. Ufer
- f. Electrical appliances (washer, dryer, dishwasher, refrigerator, vent hood, water heater)
- g. ERV (mechanical contractor)
- h. Mini-split heat pump (mechanical contractor)

9. Electrician provides

- a. Wiring
- b. Boxes
- c. Light boxes
- d. Plugs
- e. Clay putty for fire wall where electrical boxes are in the fire wall
- f. Switches
- g. Doorbells
- h. Smoke alarms
- i. Carbon monoxide detector
- j. Exhaust fans, multi-speed modules, humidistat modules, timers
- k. Main service
- l. Meter bases

Documents included with RFP:

HFHPR Sample Contract
HFHPR Sample Change Order & Site Safety Standards
King City Plans
RFB Response Form