



## 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: House Foundation and Flatwork  
DATE OF WORK: Winter 2024  
BID DUE DATE: December 15<sup>th</sup>, 2023 at 5:00pm  
Email responses to: [procurement@habitatportlandregion.org](mailto: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 house foundations and flatwork.

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

**Project Schedule:** Anticipated Winter 2024

### Scope of Work:

1. General notes
  - a. Inspect stone sub-grade prior to setting up concrete forms. Notify Habitat if elevations are incorrect.
  - b. Contractor to supply all form material, nails and equipment.
  - c. Contractor to agitate concrete during placement to avoid honeycomb results.
  - d. Forms shall be removed the next day unless the concrete is "green" due to low temperatures.
  - e. Form material shall be immediately removed from job site when no longer in use.
  - f. Use Eco-Pan concrete washout provided onsite by Habitat
  - g. Contractor to provide a generator if they need temporary power. Power may not be available onsite at time of install.
  - h. Adhere to all ASI standards for concrete.
  - i. Slabs to be held to a higher standard than typical ASI standards: < 3/16" deviation within a 10' radius in preparation for LVP flooring install.
  - j. Abide by material specifications when installing during adverse weather conditions to warranty work from cracking and improper curing.
  - k. Contractor to coordinate with CalPortland to order concrete using Habitat's account.
  - l. Contractor to coordinate with Ralph's Concrete Pumping Service for pumping using Habitat's account.
  - m. Contractor to order concrete accessories from Westside Concrete Accessories or Cascade Concrete Accessories using Habitat's account.
2. Footings and stem walls
  - a. Provide all labor to form and pour footings and stem walls per plans.
  - b. Install 4" rigid foam under-slab insulation (2 layers 2" foam staggered seams) per plans.  
Note: no insulation under the garage floor slab.
  - c. Install 2" rigid foam insulation between slab and stem walls per plans.
  - d. Install under-slab vapor barrier per plans.



- e. Contractor responsible for ensuring stepped slabs between units are straight and plumb for wall framing/drywall attachment. If they are too wavy, necessitating furring or significant framing adjustment, contractor will be responsible for that cost.
  - f. Contractor responsible for proper placement of all j-bolts, post bases and hold downs, per plans. If any anchor bolts or hold downs need to be replaced or moved, contractor will be responsible for replacing them and for the cost of any special inspections.
- 3. Slabs
  - a. Provide all labor to form and pour 4" foundation slab per plans.
  - b. Install UFER grounding rod per code and plans.
  - c. Install sleeves as necessary to allow water, sewer, and dry utility conduit through foundation stem walls.
  - d. Coordinate with plumbing contractor to ensure proper elevation for water and sanitary entering/exiting the building.
  - e. Coordinate pre-pour inspection with plumbing contractor.
- 4. Flatwork
  - a. Provide all labor to form and pour driveways, porches/patios, sidewalks, and walkways per plans. Note: this will be a separate mobilization from foundations.
- 5. Play creek
  - a. Provide all labor to form and pour concrete play creek per plans.

**Documents included with RFP:**

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