



## 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: Plumbing  
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 plumbing.

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. Collaborate with other trades to ensure that plumbing does not obstruct or damage any other trade's work.
2. Permits
  - a. No work to be performed prior to approved plumbing permit issuance.
  - b. Plumber to apply and pay for all plumbing permits.
3. Water service
  - a. Attend onsite pre-construction meeting with Habitat superintendent and other trade partners.
  - b. Provide all labor and material and coordinate with house excavator to bring water service from public meter boxes to the homes per current Oregon code. (Site excavator will set meter boxes)
  - c. Install tracer wire with all water lines.
  - d. Ensure all city inspections of new water service are passed before cover by the excavator.
  - e. Plumber shall be responsible for passing all inspections before cover by the excavator.
  - f. Note: Irrigation, waterline and backflow will be preformed by others.
4. Under-slab plumbing
  - a. Attend onsite pre-construction meeting with Habitat superintendent and other trade partners.
  - b. Provide labor and material to install all under-slab plumbing per approved building plans and Oregon code.
  - c. Coordinate with foundations contractor to set sleeves in foundation to ensure proper elevation for water and sanitary entering/exiting the building.



- d. Anchor under-slab plumbing as needed to ensure back-fill does not disturb pipe locations. Plumber is responsible for ensuring correct underslab locations prior to concrete slab pour.
  - e. Provide, install and protect all under-slab water supply lines with pex-cap.
  - f. Provide, install and protect all under-slab sanitary sewer lines from lateral stub, including exterior clean-out.
  - g. Coordinate with excavator for underslab plumbing trenches. Plumber marks out plumbing runs, excavator trenches, plumber runs pipe, then excavator covers pipe.
  - h. Provide and install under-slab radon venting pipe per plans. Include 10 feet additional radon perf pipe on either side of the radon tee.
  - i. Preform pre-pour inspection to ensure pipe is in correct location.
5. Rough plumbing
- a. Attend onsite pre-construction meeting with Habitat superintendent and other trade partners.
  - b. Provide labor and material to install all rough plumbing per approved building plans and Oregon code.
  - c. Follow the approved building plans to bring the domestic water lateral line to designated shut off location inside house.
  - d. Provide and install all sanitary lines per plans.
  - e. Provide and install all water supply lines per plans.
  - f. Provide and install frost free hose bibs per plans.
  - g. Provide and install main shut-off valve per plans.
  - h. Provide and install all radon venting per plans, labeled on every floor.
  - i. Provide and install tub/shower enclosures per plans.
  - j. Provide and install shower pan for roll-in showers per plans.
  - k. Coordinate with framer to deliver tub enclosures in buildings during framing stage.
  - l. Rough in hybrid electric heat pump water heaters, including overflow drain with swing check valve if terminating outside the building envelope. (Ductwork for water heaters by others)
  - m. Install bathroom sink drain vent path (to roof) with offset to allow vanity light fixture box above bathroom sink.
  - n. All drain/vent lines shall be ABS. Any substitutions require prior approval of Habitat construction superintendent.
  - o. All water lines shall be copper or PEX. Any substitutions require prior approval of Habitat construction superintendent.
  - p. All vent/radon stacks shall be installed prior to roofing. Provide pipe flashing to roofer, roofer to install.
  - q. Ensure no roof penetrations are within four (4) feet of the fire wall that separates units. If fire rated plywood is damaged by plumbers, repairs will be backcharged.
6. Final plumbing



- a. Provide fixture submittals to Habitat project engineer for approval prior to purchasing. Refer to interior finishes package provided in plans.
- b. All applicable fixtures must be EPA Water Sense certified.
- c. Supply sink rough opening cut out dimensions and templates for countertop contractor.
- d. Provide and install all final plumbing fixtures per approved building plans and Oregon code.
- e. Provide and install hybrid electric heat pump water heaters, including drain pan, T & P valve and condensate lines. Water heater model as specified on plans or approved alternate. Include swing-check valve for drains to the exterior to prevent air leakage.
- f. Install and make final connections for dishwasher. (Habitat will provide dishwasher)
- g. Provide and apply radon pipe stickers per code

**Documents included with RFP:**

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