



Scope of Work

PROJECT NAME: NE 181st

PROJECT LOCATION: 1104 NE 181st St. Gresham, Oregon 97230

PROJECT DESCRIPTION:

Habitat for Humanity Portland Region is inviting proposals for architectural design and structural engineering services for a condominium project consisting of 40 attached townhouses. The site is located at 1104 NE 181st Ave in Gresham. The selected firm will need to work closely with other consultants retained by Habitat. The project currently has a completed pre-app from the City of Gresham (included with RFP documents). The scope of services will take the property from demolition of the existing structures through home construction, including land use, design development, permitting, construction documents, and construction administration.

PROJECT SCHEDULE:

Land use application submittal expected by March 2026

Site development permit application expected by June 2026

Building permit application submittal expected by September 2026

SCOPE OF WORK:

The following comprises the contract scope of work to be performed by, or under the direct supervision of, a professional, registered Architect, R.A.:

1. Work in conjunction with Habitat-retained land use planner, civil engineer, landscape architect, and site lighting designer on Type II or Type III land use application.
2. Site plan - preliminary and final layout
3. Structural and seismic drawings
4. Schematic design set
5. Coordinate all aspects of design with Habitat-retained civil engineer firm to avoid design conflicts in grading, elevation, retaining walls, roads, and utilities.
6. Design/build coordination with Habitat-retained MEP design trade partners to optimize the MEP locations and performance of each floor plan on the project. Incorporate MEP information into architectural drawings for permitting and construction purpose, including internal and external equipment and meter locations as required.

7. Manage primary responsibility for City of Gresham building permitting process
8. Construction drawing set for permit submittal
9. Two color renderings of Habitat-selected buildings and surrounding environment
10. Construction administration of homes while under construction to address RFIs, Submittals, and 4 site visits: 1st bldg foundation pour precon; 1st bldg precover; 1st bldg exterior mockup; 1st bldg final punch.
11. Provide final contract with Habitat for Humanity per modified AIA standard contract, AIAB109 Owner-Architect Agreement. Topographical design survey
12. Record of survey
13. Survey and staking for site development construction
14. Survey and staking for vertical construction
15. Condominium plat survey

DOCUMENTS INCLUDED WITH RFP

1. Arborist report - preliminary
2. Pre-application documents including summary from City of Gresham
3. Geotech report
4. Phase 1 ESA
5. HFHPR standard spec
6. HFHI US Standards