



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 landscape architecture 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). A Type II or III land use application will be required for this development.

The attached townhomes will have small fenced private yards that are owned and maintained by each individual homeowner. These spaces typically include minimal landscaping - drought tolerant no-mow grass seed mixes, and trees and shrubs in small quantities. Outside of these individual yards, there will be shared common space, and street trees and planter areas as required by the jurisdiction.

The landscape design should be simple, functional, and cost-effective. Native, drought-tolerant plantings that create minimal mess and require minimal maintenance are desired. This project will be designed as solar ready, so trees should be strategically placed and specified to avoid shading roofs. Additional details on landscape specification are reflected in the standard spec included with this bid package.

Habitat serves as its own general contractor. Volunteers install all landscape elements to the greatest degree possible. We keep costs low by not requiring LA involvement in landscape install. We avoid irrigation systems when possible.

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. Preliminary landscape plan set
 - a. Work in conjunction with Habitat-retained land use planner, civil engineer, architect,

arborist, and site lighting designer on landscape plans for Type II or Type III land use application.

2. Final landscape plan set

- a. Work in in conjunction with Habitat-retained land use planner, civil engineer, architect, arborist, and site lighting designer on landscape plans for site development and building permit applications.
- b. Final landscape plan set to include: tree preservation and site clearing plan, layout plan, all material specifications, and all necessary notes and details for landscape installation.

3. Street tree plan & details

- a. Work in in conjunction with Habitat-retained civil engineer on street tree and offsite planting plan for public improvement permit application

4. Construction administration

- a. Work with Habitat personnel and consultants during construction to address RFIs and review submittals.

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