

REQUEST FOR PROPOSAL

General Contractor Services

I. INTRODUCTION

ARCH Community Housing Trust, Inc. (ARCH), an Idaho non-profit housing provider, located at P.O. Box 1292, Ketchum, Idaho 83340, is soliciting Proposals from General Contractors to construct 6 homes in a combination of townhome and single family units—In Bellevue and Hailey, Idaho.

II. PROJECT DESCRIPTION

The homes will be approximately 1100 square feet in size and will be constructed on single family or subdivided lots suitable for affordable housing. The homes, when complete must be affordable to households earning 80% or less of Area Median Income. Home design will include the following:

- 3 Bedrooms, 2 bath rooms, laundry, kitchen and great room
- Each home will have a garage
- Exterior design will be consistent with neighboring homes and will meet all City building requirements

III. PREPARATION OF PROPOSALS

Envelopes containing Proposals shall be labeled as stated on cover page and must be presented so that they may be easily identified as containing a Proposal. Envelopes must include the following:

Name and location of project.

Name and address of bidder.

Addressed to ARCH.

Submit one written proposal (Oral or telephone modifications will not be considered).

IV. PRE-QUALIFICATION

To be considered as eligible to submit a Proposal, Bidder must be legally licensed under applicable laws in the State of Idaho.

Contractor must have demonstrated prior experience in building affordable housing in accordance with applicable codes, standards, rules and regulations..

Bidder must have appropriate insurance

Bidders must not be on the U.S. Department of HUD debarment list of excluded parties list

V. FORM OF PROPOSAL

Proposals must consist of the following information in the order indicated below:

Cover letter stating interest in project with signature of duly authorized principal.

Technical qualifications including valid Idaho contractor's license number.

Experience with similar projects involving single family housing

List of Professional/Owner References – unless the contractor is known to ARCH.

Set of plans

Cost per home after final certificate of occupancy is received

VII. ACCEPTANCE OR REJECTION OF PROPOSAL:

ARCH reserves the right to reject any and/or all Proposals when such rejection is in the interest of ARCH. ARCH reserves the right to waive any information and technicalities in bidding. Contract will be awarded on the basis of the factors which are listed below. ARCH reserves the right, however, to award contract to its best interest.

- Firm qualifications and experience
- Personnel qualifications
- Approach and capability
- Previous experience with similar type work and site control of land
- References
- Cost

VIII. GENERAL INFORMATION

Bid Proposals will be received at the offices of ARCH Community Housing Trust, 160 2nd Street West, Suite 217, POB 1292 Ketchum, ID 83340, until 1:00 pm on Monday, April 15th 2019. Bid Proposals received after the time and date stated will not be accepted. Proposals received on time will be opened privately.

ARCH shall hold the bids for up to 5 days for purposes of reviewing the bid Proposals. ARCH shall announce the successful bidder on or before 7 days from the final date of receipt of proposals.

Bidders should carefully review the pre-requisites for bidding which will be adhered to when interviewing the bids. Bids will be evaluated to determine the bidder that is responsive to the solicitation and is most advantageous to ARCH, price, capacity, experience, and other factors considered.

THE OWNER RESERVES THE RIGHT TO WAIVE IRREGULARITIES AND TO REJECT ANY AND ALL BIDS.

Questions may be addressed electronically to Michelle Griffith michelle@archbc.org