

REQUEST FOR PROPOSALS GENERAL CONTRACTOR SERVICES

GENERAL DESCRIPTION OF WORK

ARCH Community Housing Trust is a not for profit affordable / workforce housing development organization. This RFP covers the renovation of the Ellsworth Inn and associated site and infrastructure work as well as infrastructure, and site work to support the new construction adjacent to the Inn which will be a separate RFP at a future date. The property is located in Hailey Idaho. The Inn is owned by the City of Sun Valley Idaho and ARCH has been awarded the redevelopment rights. The City of Hailey views this as a renovation, design review is not required for the Inn, the infrastructure may require design review.

SCOPE OF WORK

The Ellsworth Inn consists of 7 bedrooms with ensuite bathrooms and shared, living, dining, kitchen and laundry. The redeveloped Inn will preserve the exterior of the building adding an enclosed exterior stairwell for access to the second and third floors and a ramp for accessibility requirements. A new roof, HVAC systems, electrical, plumbing and fire sprinklers are contemplated. Please reference the attached scope of work notes and order of magnitude estimating list in the drawing set. The space will be reconfigured into 6 one-bedroom units and a ground floor office area. Where possible, original doors, plumbing fixtures, flooring, cabinetry and finish carpentry will be maintained / reutilized. Walls and ceilings will be repainted and repaired but not resurfaced unless it is necessary because of repair work.

Architectural plans are attached and bifurcate specifications into two categories. Those which will be compared across responders for price and those which will be used for ARCH internal budget and funding purposes, listed as Order of Magnitude items in the scope of work notes, but which will be discussed once the contract is awarded to determine the best approach. These specifications include: the enclosed stair, HVAC system, fire suppression, and electrical. The successful responding contractor will suggest options within the scope of the contract for approval by the owner.

Civil plans will be available on April 29th. Bids for civil work should separate the three common drive areas. They are: east drive and parking, south drive and west drive. Owner will initiate design work with Idaho Power but co-ordination of utilities will be the responsibility of the general contractor.

There will be a tour of the property with the owner, architect and civil engineer on Monday, May 6th at 10am. Any interested responder unable to attend may request another date.

Tours of existing ARCH homes are available upon request to demonstrate the level of product expected. Our objective is to provide durable homes at a modest price.

The project is scheduled to begin construction in the early summer of 2024 and redevelopment of the Inn should conclude 12 months or sooner after construction begins. Infrastructure timeline is TBD.

Any questions or requests for clarifications must be submitted to:

Michelle Griffith
ARCH Community Housing Trust
POB 1292
Ketchum, ID 83340
(208)726-4411

SUBMISSION SCHEDULE

All Questions must be submitted in writing via email to michelle@archbc.org copied to ben@archbc.org and Jay Cone <jjcone@jayconearchitecture.com

Questions will be answered on Fridays and will be copied to all bidders. Final Questions due by May 13th

Prospective contractors shall submit one (1) Application and required attachments **on or before Wednesday, May, 29th 2024** no later than 3:00 PM to:

michelle@archbc.org

Or

ARCH Community Housing Trust
POB 1292
Ketchum, ID
Attn: Michelle Griffith

No documents will be accepted after May 29th at 3:00 PM. However, ARCH reserves the right to request, receive, and evaluate supplemental information after the above time and date at their sole discretion.

Contractors that submit Proposals will be notified the following week.

PROCEDURES

In order to be considered the contractor shall provide the following:

- a) Contractor's Qualification Statement and a bid based on the engineered drawings and specifications attached herein.
- b) Also, please address the following questions in detail:
 - i) State the percentage of your business over the last 5 years that has been single family residential construction and multi-family construction requiring fire suppression and related code requirements.

- ii) Provide recommendations from other residential developments you have constructed in the last 5 years, including location, construction type and project characteristics, number of units, architect, owner/sponsor name and contact information.
- iii) List the names of intended and possible project superintendents that may be assigned to this project and provide detail of their individual pertinent experience.
- iv) Also please, respond to the following questions:
 - (a) In the last 5 years, has your organization or an affiliated company been sued for quality of construction, delayed delivery or contract disputes? If so, please detail each instance and the resolution of each instance.
 - (b) Detail any disputes with owners that have led to litigation during the last 5 years.
 - (c) Detail any current or pending disputes with owners that may lead to litigation.

EVALUATION CRITERIA

ARCH, at its sole discretion, will select the best suited contractor for the job and will consider; price, previous experience and ability to meet the schedule and procedural requirements.

TERMS and CONDITIONS

The construction contract will be considered a hard bid, ARCH will budget for a 10% contingency which will only be released if change orders or exceptional changes to materials pricing have been approved by ARCH in advance of invoicing. A one-year builders' warranty is expected. Invoices will be paid within 3 weeks of receipt, or sooner. Contractor is expected to sign a lien waiver covering all self-performed work and work of sub-contractors hired by the general contractor. The contractor is expected to maintain full replacement insurance until the final c/o is received by ARCH.

ARCH Community Housing Trust, Inc.