

# 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 10 single family homes and one duplex which will be rented to households who are employed by Blaine County based employers or retirees of Blaine County based employers at affordable rents. The homes are located on the Ellsworth Estate property in Hailey, Idaho. The single family homes are two story, 3 bed 2.5 bath homes with attached 2 car garages. The duplex is two story with four bedrooms per side (8 total) and 2.5 bathrooms per side and attached 2 car garages.

## SCOPE OF WORK

Engineered architectural plans are attached. Detailed specifications for: flooring, doors, interior cabinetry, plumbing fixtures and hardware are not provided, rather, an indication of the grade / level of product is attached at the end of this document. The successful responding contractor will suggest options within the scope of the contract for approval by the owner. Tours of existing ARCH homes are available to demonstrate the level of product expected. Our objective is to provide a durable home at a modest price.

The project is scheduled to begin construction in the summer of 2025. Our goal is to complete all homes within 2 years, however, this is subject to fundraising by ARCH. Historically, our fundraising would allow for a 2 year completion. We are asking for bids for ONE Single family home and we will extrapolate based on the single home bid submitted. We will consider some reasonable approach to cost escalation with the successful bidder for any homes not completed in year one.

Any questions or requests for clarifications must be submitted to:

Michelle Griffith  
Michelle@archbc.org

Responses will be provided to all contractors who request updates. To request updates email Michelle at Michelle@archbc.org

## SUBMISSION SCHEDULE

Prospective contractors shall submit one (1) Application and required attachments **on or before Friday, February, 27th 2025** no later than 3:00 PM to:

[michelle@archbc.org](mailto:michelle@archbc.org)

**Or**

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

**No documents will be accepted after February, 27th 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.
  - 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. However, we will agree a reasonable approach to cost escalation for homes not completed in year one. 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.

**January, 2025**

**General Specifications – where brand names are used, they are meant as a guide for determining quality not a specific requirement.**

Roof – Black asphalt shingle

Siding / Trim – Truwood textured siding \*\*\*\* NOTE the structural plans call for cementitious siding, we are asking for Truwood, or similar.

Windows – Single hung vinyl

Doors – hollow core

Flooring – Luxury vinyl plank

Countertops – Laminent

Cabinetry – J&K

Lighting fixtures– Hampton Bay

Appliances – GE, mid-grade