

# REQUEST FOR PROPOSAL

## General Contractor Services

ARCH Leadville Avenue & 2nd Street Workforce Housing

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<b>Project:</b>	ARCH Community Housing Trust — S Leadville & E 2nd Street
<b>Location:</b>	140–180 N Leadville Avenue, Ketchum, ID 83340
<b>Owner:</b>	ARCH Community Housing Trust, PO Box 3569, Hailey, ID 83333
<b>Architect:</b>	Martin Henry Kaplan, Architect AIA (MHK Architecture), PO Box 480, Ketchum, ID 83340
<b>Applicable Code:</b>	2018 International Building Code (as adopted by City of Ketchum / State of Idaho)
<b>AHJ:</b>	Ketchum Fire District, 107 Saddle Road, Ketchum, ID 83340 (208.726.3841)
<b>Date Issued:</b>	April 29, 2026
<b>Proposals Due:</b>	May 29, 2026

## 1. Project Description

ARCH Community Housing Trust is developing an 11-unit workforce housing project on Lots 3 and 4, Block 22, City of Ketchum. The project site is located at the corner of S Leadville Avenue and E 2nd Street, with a rear alley to the east.

The project consists of the following structures:

- Building A: 1,931 SF gross floor area — 3-story new residential (Group R-2)
- Building B: 1,931 SF gross floor area — 3-story new residential (Group R-2)
- Building C: 2,438 SF gross floor area — 3-story new residential (Group R-2)
- Building D: 1,356 SF gross floor area — Carport South with conditioned undefined space and one residential unit above (Unit 4A, 872 SF) which includes an exterior stairwell.
- Carport North structure, with no residential units or conditioned space above.
- Existing Historic Home (180 N Leadville): 936 SF with 294 SF full basement. No modifications to the historic structure are required.
- Exterior Stairwell: Connecting Buildings A, B, and C — open to weather, subject to freezing.

## 2. Scope of Services

The selected general contractor shall provide the following services:

Construction project management and oversight including off-site improvements of alley, sidewalk, curb and gutter along 2<sup>nd</sup> and Leadville.

All inspections through final certificate of occupancy.

Fire suppression system for all residential units (except the historic home) and the exterior stairwell which connects buildings A,B, and C. The residential unit above the south carport must also be sprinkled and the carport, which is subject to freezing must be sprinkled.

Value engineering suggestions, including the possibility of eliminating the living unit and conditioned space above the south carport. The costs for the conditioned space and living unit above the south carport should be a separate line item and costs should not be included in any other division.

## 4. Available Project Documents

The following documents are available on the ARCH website at [www.archbc.org](http://www.archbc.org):

- Architectural plan set by MHK Architecture
- Civil plans
- Structural calculations
- Specifications listing

## 5. Proposal Requirements

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 available at [www.archbc.org](http://www.archbc.org).
- 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 details 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.

## 6. Key Design Considerations

The following should be included in your proposal:

- Costs per division for all construction and off-site improvements including sidewalk, curb and gutter along Leadville and 2<sup>nd</sup> and alley improvements.
- Project start date and schedule have not been specified. Recognizing the effects of HWY 75 construction, we are flexible as to start date. Your proposal should include the most cost-effective start date and the associated proposed schedule.
- Your proposal should include a separate line item for the costs of the conditioned space and living unit above the south carport.
- Workforce Housing: This is a 100% affordable workforce housing project. Cost-effective design is a priority.
- The historic home is occupied, please include a fencing plan which respects the residents.

## **7. Submission Schedule & Contact**

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

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

**Or**

If hand delivery is required, please contact [michelle@archbc.org](mailto:michelle@archbc.org) and arrangements can be made to deliver bid package to our office in Hailey, ID.

**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 within two weeks.**

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