General Contractor

Request for Proposal: Westcliff



Project Information

Project Contact: Karson Maitland, kmaitland@brhabitat.org, 970-818-6244

Property Boundaries: SW Yew Ave, SW 25th Place, Hwy 97 on-ramp

Project Specs:

- Earth Advantage (EA) Home Certification Program
- High-performing framing and air sealing
- Energy efficient building standards and systems
- 60 total units; mix of 1- and 2-story, mix of bedroom count, mix of detached and attached.
- 4 units will be ADA (1-story, 2-bed units labeled Type D1)

Questions Due: Dec 4, 2026

Bid Submission Due Date: Dec 16, 2026

Organizational Information

Bend-Redmond Habitat for Humanity (BRHFH) provides affordable homeownership opportunities in Redmond and Bend using Federal, State, and local funding and low-interest mortgages. BRHFH homes are sold at an affordable rate to qualified applicants earning less than 80% of the area median income (AMI). BRHFH homes provide permanently affordable, owner-occupied housing, using the land trust model of individually owned homes on a trust-owned land, creating long-term housing solutions. BRHFH can provide these opportunities with the assistance of government support, strong community partnerships, and individual and corporate donations.

In-Kind Support

To provide quality, sustainable, and affordable homes, our nonprofit relies on the support of contractors, manufacturers, and vendors to make a community investment in the form of discounted materials or in-kind services. If a community investment is something you are interested in offering, please make note of that with your proposal. Any in-kind support or donation to this project becomes a permanent subsidy that serves generations of households.

Opportunities for All

BRHFH will engage equity-focused strategies to ensure that opportunities are available to all. These will include:

- Marketing and outreach to populations who have been historically shut out of the opportunity of homeownership.
- Designing homes to meet visitability standards
- Solicitation of MWESB (Minority, Women and Emerging Small Business), contractors and subcontractors

Project Info:

Westcliff is a multi-unit development project on an undivided, undeveloped property. The project includes (60) affordable housing units to be sold for individual ownership to qualified applicants earning a household income of less than 80% AMI. BRHFH will complete land development work prior to building construction. Both land development and building construction work may occur over multiple phases with land development completed as needed for final inspections for each phase. The project also includes some detached garage structures, a required open green space, other common spaces, and areas of required plantings. Units will be closed and sold as completed.

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Project Timeline & Sequencing

The project is anticipated to start land development work March 2028. Phasing is still being determined and there may, or may not, be a pause in building construction between phases as subsequent land development phases may occur during this scope of work.

Scope of Work

The list below is intended to highlight items and is not a comprehensive list of responsibilities. Include in your proposal all items needed to complete the scope of work reflected in the project document set(s) and herein, to meet code and inspection requirements, and to meet best practices for your phase(s) of work.

EXCLUDES: Land Development work (ROW, INFR, SIMP) which will be contracted out and overseen by BRHFH. Building design and permitting to be completed by others.

- To complete work reflected in the plans and herein and as required to meet code and best practices.
- To procure materials and subcontractors as needed to complete all work.
- To schedule and coordinate all inspections including, but not limited to, City, Earth Advantage, and utility company inspections.
- To comply with City and/or State wildfire prevention requirements related to landscaping, siding materials, roofing materials, venting, and fire ratings.
- Agreement to pre-construction meetings, QA/QC walk-throughs, and final walk-throughs with BRHFH.
- Agreement and effort to work and communicate with overlapping subcontractors to ensure well-coordinated work and required phasing of work.
- Agreement to maintain a clean and safe site; following all OSHA requirements.
- Agreement to submit Change Order Requests prior to work on any budget- and/or time-impacting changes allowing adequate time for review. Work is not to commence until Change Orders are signed by BRHFH.
- Agreement to obtain certification through the Earth Advantage (EA) Home Certification Program, working directly with EA to ensure design compliance and successful inspections and blower door tests. Goal for net-zero.
- Agreement to meet or exceed the identified BRHFH Design Standards. Alternate systems can be proposed if they meet or exceed BRHFH Design Standards and if they meet Earth Advantage certification requirements.
- Agreement to a third-party home inspection and to address any items identified in the home inspection report; items to be confirmed by BRHFH.
- Scope includes landscaping and open space installation requirements. Completion of all landscaping for each phase will be required prior to final inspections for the

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first home of each phase. Common/required open spaces can be completed within their identified phase and are not required to be completed for the first phase. Landscape design by others.

- Scope includes all vehicle striping and signage prior to final inspections of first home; phasing may apply.
- Scope includes fences and gates to provide enclosed private outdoor areas at each unit. NOTE: City of Redmond requires pillars at fences along rights-of-way.
- Scope includes irrigation system(s).
- Scope includes concrete flatwork for driveways, paths between driveways and front porches, back/side door stoops, and on-property sidewalks. Excludes sidewalks adjacent to the private access road which will be completed with land development.
- Includes utility connections and routing to unit footprints from utility stub-ups.
- Scope includes gutters and downspouts; to be connected to underground rain drains installed during land development.
- Scope includes solar array with a dedicated system for each unit; goal of net zero.
- Scope includes the four 1-story, 2-bed units labeled Type D1 to be built to ADA standards.
- **NOTE:** more than one solar subcontractor may need to be engaged to maximize ODOE incentives, pending solar subcontractor's active applications.
- **NOTE:** Will need to engage truss company during design so can submit truss drawings and calculations with permit submittal. Include coordination with truss supplier during design phase.

Additional Bid Inclusions

- List of three recent comparable developments.
- A detailed project budget with clear line items, allowances, and contingencies. Planned invoices should correspond to budget line items.
- An estimated schedule with anticipated durations for each trade, per unit and per phase. Phasing is still being determined, and BRHFH is glad to discuss the schedule further as the process moves forward.
- Agreement to provide a weekly schedule update with information on completed work, upcoming tasks, delays, and staffing/subcontractor status.
- Agreement to provide closeout documentation at project completion, including final budget reconciliation; subcontractor and supplier warranty documentation; as-built drawings (if applicable); EA certification reports; documentation of completed punch lists, including any items identified by the third-party inspection; and permit and inspection approvals.

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- List of any proposed alternates to BRHFH Design Standards.
- Comprehensive fees for labor and materials (unless specified that materials will be provided by Bend-Redmond Habitat for Humanity)
- CCB License number

Bid Submissions

Bend Redmond Habitat for Humanity will be soliciting a minimum of three bids/estimates. Our team will be making decisions on our team based on pricing, relevant experience, in-kind support offered, and a shared vision for our development goals. Please direct questions and submit bids, with an inclusion of any in-kind support offered, to Karson Maitland at kmaitland@brhabitat.org.

Public Posting

This Request for Proposal will be posted publicly on the Bend-Redmond Habitat for Humanity website [INSERT WEBSITE LINK]. All questions regarding the project or RFP must be submitted by December 4, 2026, to Karson Maitland at kmaitland@brhabitat.org.

- Questions due 12/4/26
- BRHFH will provide responses to all questions to all contractors by 12/9/26.

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Bend-Redmond Habitat for Humanity
Westcliff Project
Design Standards for GC

Last updated Oct 27, 2026

This list is to be used as an assessment/checklist tool but also for communication with the internal and/or external team. This has been updated so all items directly apply to the Westcliff Project.

These items reflect our budget goals, sustainability goals, accessibility goals, our research on trauma-informed and people-centric design, and input from the BRHFH homeowners.

SYSTEMS AND ASSEMBLIES

Energy Efficiency

- Goal of net-zero construction via a combination of above-code insulation, higher performing windows, additional air sealing, energy efficient systems, and solar array.
- Commitment to above-code insulation:
    - Stem walls and for 2' underslab - R-15 rigid foam
    - Exterior wall cavities and common wall firewalls - R-23 BIB; rockwool where needed at firewalls
    - Attic - R-60 BIB; 18-in heeled trusses
- Triple-pane windows with U value to meet or exceed 0.22

Exterior Finishes & Details

- Reflect Hardie siding and trim (have access to rebates)

Structural

- Foundation system: footing, stem wall, slab on grade; an alternate system can be proposed if there are efficiencies and/or cost savings and if the overall building envelope can still meet Earth Advantage requirements
- Assume 24-inch o.c. exterior wall framing (for better cavity insulation)

MEP Systems

- Alternate systems can be proposed if there are efficiencies and/or cost savings and if the overall system complies with Earth Advantage requirements
- Subs select and purchase electrical fixtures
    - Prefer 4” or 6” dia surface-mounted LED lights in most areas
    - Combination exhaust fan-light-heater in each bathroom
    - Ceiling fan in each bedroom
    - Pendent lights above kitchen islands if applies
- Typical HVAC system is a heat pump system with ductless wall-mounted mini-split heads and a central ceiling mounted ERV. Assume one mini-split head per floor. Mechanical sub/design consultant to recommend final interior locations.
- Reflect cadet heaters in each bedroom (typically required for heat backup)
- Plan for high-efficiency heat pump water heater and required access footprint
    - Typically located in/off garage. If within a closet, will need a louvered door.
    - If within a closet off the garage, will need a louvered door.
    - If within a closet off a conditioned area, will need to be ducted.
    - Ensure adequate space for fittings and connections.
- Confirm if any ducts are required to be within conditioned space and consider higher ceilings that could accommodate dropped soffits and/or areas for soffits.

Interior Finishes, Cabinetry & Appliances

- In kitchen, assume wall-mounted M/O installed above range as “hood” vent; range-oven combo, D/W near sink (venting/drainage), fridge with single door and freezer on top, sink with garbage disposal
    - Assume 36” space for fridge; allow depth for full door swing
    - assume 24” space for D/W
    - assume 30” space for range
- Kitchens and bathrooms are designed around off-the shelf standard cabinet sizes.
- Assume plastic laminate countertops and backsplashes selected by BRHFH
- Assume LVP flooring selected by BRHFH unless otherwise noted
    - Assume carpet on stairs; to be dense/short, pile-only carpet
- Note blocking for future grab bars: horizontal bar above toilet, vertical bar at shower
- Appliances may be supplied by Habitat Gifts-in-Kind program

This is the end of the BRHFH Design Standards