

Revised Nov , 2024

Stroubles Ridge Project Overview + Instructions to Bidder

Bid package documents:

1. Bid package and instructions to bidder
2. Site Plan
3. House Plan A (Narrow Cottage)
4. House Plan B (Square Cottage)
5. Construction Standards and Specifications
6. DOE ZERH program guidelines
7. Federal Funding Compliance Disclosure (fill and sign)
8. Bid form (fill and sign)

Please review all bid package documents prior to submitting a bid. All documents listed above are available for download on the CHP bid room: communityhousingpartners.org/homeownership/bid-room/

Contact the Project Manager with all inquiries during the bid process:

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This project is receiving federal funds, this bid process shall conform to the procurement requirements of 2 CFR Part 200, and CHP's "Procurement Policies for Federally Funded Projects and Programs" internal policy document.

Project Scope:

Stroubles Ridge is a 46 lot residential subdivision on Merrimac Rd. within the town limits of Blacksburg, located at 1789 Merrimac Rd. Blacksburg VA 24060.

Phase 1 will consist of 20 homes, the first 9 (minimum) shall be completed by the end of 2025, with all 20 being completed by the end of 2026. All lots have public water and gravity sewer. Community Housing Partners is acting as owner / developer. CHP will additionally act as General Contractor on the construction of houses. CHP intends to utilize offsite construction methods on this project to the greatest extent practical, to maximize efficiency, control costs and minimize time from permit to certificate of occupancy. These homes will be built to Virginia **Housing Innovations in Energy Efficiency (HIEE) program requirements, which include meeting the requirements of: Department of Energy Zero Energy Ready Homes (ZERH), EPA WaterSense and Indoor AirPlus program requirements.** See Construction Standards and Specifications document.

CHP is seeking subcontractor partners for all aspects of the home building process, including but not limited to: A modular builder, site work, foundation, plumbing, electrical, siding, roofing, porches and decks, painting, HVAC, insulation and concrete finishing.

Bid Solicitation Period:

First round bids for modular units shall be due by 5 pm ET on November 29, 2024. Subsequent rounds of bidding shall be conducted for the remaining components of the project if required and

as needed. Bids shall be submitted through the upload feature on the CHP bid room page. This will be a “sealed bid” process. If sufficient qualified bids are received through the bid process, the contract will be awarded. If sufficient bids are not received, defined as Two or more, CHP may pursue procurement by noncompetitive proposal.

Qualified bidders shall meet the following criteria:

- An existing modular builder with a demonstrated production capacity sufficient to deliver a minimum of 9 houses completed, through Certificate of Occupancy, within one year.
- Be capable and willing to adapt construction methods and processes to meet project requirements, including performance standards required by the state HIEE Program. *see Construction Standards and Specifications document for further details.
- Have in-house drafting capabilities to modify, adapt and create house plans to suit varying site conditions and aesthetic considerations. The plans in the bid package are representative samples of the general size and type of house that this project will include.
- Have capacity to produce construction documents necessary to secure building permits.
- Be responsible and able to perform successfully under the terms and conditions of this procurement process, including integrity, compliance with public policy, record of past performance and technical resources.

Not required but preferred:

Have experience in producing high performance houses achieving a certification such as Earth Craft, Energy Star, LEED etc.

A complete bid shall include:

- A signed Federal Funding Compliance acknowledgement
- Completed bid form.
- Other attachments such as firm qualifications, sample work, references etc. that the bidder feels could be of value.

Criteria for selection:

The contract shall be awarded to the bidder who is determined to be a “qualified bidder” and demonstrates the capability to execute all specific requirements of the project within the required timeline. Should more than one bidder meet all of the project requirements a selection may be made based on price. A bidder who proposes the lowest price but does not also demonstrate a capacity to achieve project requirements will not be considered to have met the threshold of “qualified bidder”.

Funding disclosure:

This project utilizes federal funds, including but not limited to: Home Investment Partnership Program (HOME), Community Development Block Grant (CDBG), American Rescue Plan Act (ARPA), and is subject to certain conditions outlined below. This project is not subject to “prevailing

wage” or “Davis Bacon” requirements. *See Federal Funding and Compliance Acknowledgement document for more information.