



PO Box 921, St. Helens, OR 97051

Project Name: Oak/Myrtle Townhomes

Project Location: 33741 SE Oak Street, Scappoose, Or 97056

Bid Due Date: May 12, 2026 5:00pm

Please submit bid via email: info@habitatcolumbiacounty.org or drop off at the CCHFH admin office located in the front of the St. Helens, ReStore: 164 Little Street, St. Helens, OR 97051. Bids can also be mailed, but must arrive by the deadline: PO Box 921, St. Helens, Oregon 97951

Estimated start date for design work: June 15, 2026.

Project description

Design two townhouse prototypes (in a style that fits the neighborhood) to be built on Columbia County Habitat for Humanity's Myrtle & Oak Subdivision in Scappoose, Oregon. See the attached site plan. Provide all necessary documentation to submit to the City for building permits for all lots.

Prototype 1 – Accessible townhouse with 4 bedrooms for lots #1, 4, 5, 8, 9, and 10. The townhouse must have the following rooms on the ground floor.

- Master bedroom
- Accessible bathroom
- Living and dining area
- Kitchen
- Area for washer / dryer.
- All doors on ground floor to be 3 ft wide.

Prototype 2 – Townhouse with 3 bedrooms for lots #2,3,6, and 7

Scope of work

Schematic Design:

- Provide schematic design studies for Columbia County Habitat for Humanity (CCHH) for two prototype houses to fit onto the lots referenced above and on the attached site plan.
- Review schematic designs with representative from CCHFH.
- Make revisions as requested by CCHFH and prepare final schematic designs for final approval from CCHFH.

Construction Documentation:

Provide all necessary construction documents and other information, as required, to submit to City for building permit approval. Such documents will include but not be limited to:

- Site plans: provide site plans of buildings on respective lots showing conformance with City zoning code requirements of sufficient detail to receive building permits (setbacks, lot coverage and other area calculations.)
- Architectural Drawings: plans, elevations, sections, construction details, and specifications, as required by the authority having jurisdiction (AHJ) in sufficient detail to receive building permits.
- Lateral Design: Provide necessary lateral design and calculations (either prescriptive lateral design, or lateral calculations by a licensed engineer) in sufficient detail to receive building permits.
- Provide any other information not listed above and any necessary revisions requested by AHJ to acquire building permits.

The selected townhome designer will need to provide a letter committing to handicap accessible design standards by May 27th to help secure construction funding.

Proposal Response:

- Provide proposer's information describing years and type of experience designing similar projects and provide samples of previous work.
- Provide a cost for the design services described above.
- Provide list of services specifically not included as part of proposer's services.
- Provide estimated timeline to perform the services described.

**** Site plan attached