

# **Housing Authority of Southeastern Utah's Mutual Self-Help program:**

## **Invitation to Bid**

**Contractor bids are requested for TWO (2) 6plex townhome buildings located in the Arroyo Crossing neighborhood in Moab, UT**

***Sealed bids are due by Thursday, October 8, 2026 by 5:00 PM.***

### **Information:**

The Housing Authority of Southeastern Utah will be accepting contractor bids for excavation/grading, foundation, retaining wall, exterior framing/firewalls, plumbing, HVAC, electrical, stucco/siding, insulation, drywall, and gutters for the next Mutual Self-Help Housing Program project. This project is **two separate** 6-plex townhomes (12 total units) built **simultaneously** in the Arroyo Crossing neighborhood. You may acquire blueprints and construction specifications by providing an email address to the Housing Authority of Southeastern Utah via phone at 435-259-5891, or email to [lclements@hasuhomes.org](mailto:lclements@hasuhomes.org), by visiting our website at [hasuhomes.org](http://hasuhomes.org), or by visiting the Housing Authority of Southeastern Utah's office located at 380 North 500 West, Moab, Utah, during regular office hours Monday through Thursday, 7:00 AM to 5:00 PM. Bidding closes Thursday, October 8<sup>th</sup> at 5:00PM.

### **Submitting Bids**

- Bids open Thursday September 17, 2026
- Sealed bids are due Thursday October 8, 2026 by 5pm.
- Submit bids by email to [lclements@hasuhomes.org](mailto:lclements@hasuhomes.org), or by dropping off hard copies to our office at 380 N 500 W, Moab, UT 84532. Hard copies must be in a sealed envelope.

### **Questions**

- Questions about the information and plans provided may be directed to:  
Lindsey Clements, (410) 991-4126, [lclements@hasuhomes.org](mailto:lclements@hasuhomes.org)

### **Schedule**

- Project is anticipated to begin November of 2026 and finish in Fall 2027. Project start date is dependent on USDA loan schedules, which are out of HASU's control. HASU will communicate about start date changes as they occur.
- Excavation and concrete contractors should plan for the possibility of working in cold weather as these parts may be taking place November through February 2026-27.
- Framing may begin as early as January 2027
- Rough trades should be prepared to start in early Spring 2027.
- Drywall should be ready to begin in Summer 2027.
- Finish trades should take place in late summer or early Fall 2027.
- ***These two 6plex buildings will be constructed simultaneously. Please take this into account when calculating adequate labor for these bids.***

### **General Notes**

- **This project will include Buildings 3 and 4 (labeled on the Tract E Civil plan set)**
- Dumpster and portable toilets to be provided on site by HASU
- Staging space on nearby empty lots will be provided by HASU. However, this site is becoming more condensed. Communication and coordination will be necessary.
- Cleanliness of work and site is expected from all subcontractors. If material is to be stored on site, please coordinate locations with Construction Manager or Supervisors to avoid damage.
- Project will be built under twelve separate permits.
- Contracts will be signed with each individual homeowner (12 in total)

## **Subcontractor Scopes:**

### **Excavation and Grading**

1. Over-excavate the entire building per recommendations in the provided soils report.  
See pages 13-17
2. Some fill dirt is available on site for use. Please calculate the amount and price of additional fill.
3. Fill is expected to pass compaction and moisture testing specified in soils report. Testing must be coordinated with Moab Geotechnical Group.
4. Final grading of each lot (building site) to match elevations detailed on the civil plan and/or specifications given by Construction Manager (especially in the rear yard).
5. Include the following items in your separate bids for Building 3 and Building 4:
  - a. Itemized bid for all tasks, labor, and materials
  - b. Rough production rates (number of days or weeks to complete both building sites simultaneously)
  - c. Applicable notice periods (number of weeks)

### **Retaining Wall**

1. Excavate for and install boulder retaining wall, to extend down east side of site along Spanish Valley Drive. *See "Retaining wall changes" folder in the bid documents*
2. Height of retaining wall to match elevation detailed on C300 of Civil Plans
3. Coordinate with the plumbing contractor to install pipe stub from irrigation box and culinary water meter under the wall for later use.
4. Include a non-woven geotextile fabric behind rockwall
5. Wall to include rock steps (with a width of ~3 feet) at the center of each property to access each backyard
6. Include the following items in your separate bids for Building 3 and Building 4:
  - a. Itemized bid for all tasks, labor, and materials
  - b. Rough production rates (number of days to complete work for each wall)
  - c. Applicable notice periods (number of weeks)

## Concrete

1. Form & pour monolithic slab with 18" footings and 4" slab with #4 rebar throughout. See structural S101 and S201
2. Note 10" step in slab elevation between units 7 and 8 (in building four) and units 13 and 14 (in building three). See the 6plex Step Details pdf
3. Note 10" retaining wall/step projecting east and west from the building at this elevation change. See civil plan C300 and architectural renderings
4. Coordinate with plumber & electrician for underground pipe and conduit
5. Vapor barrier to be installed over 4" of clean crushed rock
6. Footings insulated with R-10 rigid insulation & 6" wing per foundation detail. See page S201 detail #4
7. Patios to be formed and poured after metal base flashing around exterior walls is installed. Patios to be poured as soon as possible after flashing is installed to allow framing to proceed.
8. Driveways to be poured as a 4" slab over clean crushed rock with traffic rated lids on utilities. Note some driveways may have sewer cleanouts or manholes. See civil plan C200
9. Include relief cuts through cleanout or manhole penetrations and likely stress areas to avoid cracking
10. Provide level surface for framing at edge of garage slabs
11. Comply with SWPPP plan, especially regarding concrete washout capture
12. Include the following items in your separate bids for Building 3 and Building 4:
  - a. Itemized bid for all tasks, labor, and materials
  - b. Rough production rates (number of days or weeks to complete to complete both building pads simultaneously)
  - c. Applicable notice periods (number of weeks)

## **Framing & Firewall**

1. Frame 6-plex townhouse exterior walls, floor by floor
2. HASU to frame interior walls *except* unit-to-unit parti walls (wall type C42 fire partition in plans). Coordination with HASU will be necessary.
3. Install 2hr shaftliner firewall system between units. See plan pages A001, A130, A310, A311, and 6plex Step Details pdf
4. Install pre-engineered trusses, wall & roof sheathing, with fire-resistant material as drawn
5. Frame entire rear pergola & front porch posts & beams with rough-sawn douglas fir and appropriate fasteners. See page A310
6. Install fire blocking rock wool or mineral fiber as needed between units
7. Frame 2nd story balcony floor with tapered, solid joist material. See plan page A002 type J and A311 detail 2
8. Include the following items in your separate bids for Building 3 and Building 4:
  - a. Itemized bid for all tasks, labor, and materials
  - b. Rough production rates (number of days or weeks to complete both buildings simultaneously)
  - c. Applicable notice periods (number of weeks)

## **Siding/Stucco**

1. Install housewrap, 1" foam board under stucco areas, ½" foam board under all other siding areas
2. Install 2-coat insulated stucco system to plan. See plan pages A201 and A202
3. Install lap and panel siding, flashing, and caulking associated with Diamond Kote siding system
4. Timing and coordination with HASU will be required
5. HASU team will install corrugated metal siding
6. Include the following items in your separate bids for Building 3 and Building 4:
  - a. Itemized bid for all tasks, labor, and materials
  - b. Rough production rates per building (number of days or weeks to complete both buildings simultaneously)
  - c. Applicable notice periods (number of weeks)

## **Insulation**

1. Install wet-spray cellulose insulation in exterior walls and parti walls to planned R-value. See insulation specifications on cover page and page A001 and A002
2. Install net & blow cellulose insulation, or batts when appropriate, in midfloor to planned R-value
3. Install blown-in cellulose in truss cavities after sheetrock has been hung
4. Install spray foam insulation at walk-out deck floor and first floor vented raised heel truss roof to planned R-value. See plan page A002, type J and type R
5. Install spray foam insulation to boxsills above party walls on main floor
6. Install drywall gasket to top plates, bottom plates, and stud packs for air sealing.
7. Install batts for sound insulation in interior walls at bathrooms and bedrooms and at mid floor
8. Include the following items in your separate bids for Building 3 and Building 4:
  - a. Itemized bid for all tasks, labor, and materials
  - b. Rough production rates (number of days or weeks to complete work in both buildings simultaneously)
  - c. Applicable notice periods (number of weeks)

## **Drywall**

1. Install ½" sheetrock on walls & ⅝" sheetrock on ceilings throughout 6-plex townhome
2. Install drywall returns 4 ways at all windows
3. Corner bead to be a homeowner choice – Square or bullnose
4. Finish sheetrock with Light Skip Trowel texture
5. Protect floors with rosin paper before tape & texture
6. Remove waste drywall in timely manner to maintain access to interiors during construction
7. Include the following items in your separate bids for Building 3 and Building 4:
  - a. Itemized bid for all tasks, labor, and materials
  - b. Rough production rates for hanging (number of days or weeks to complete work in both buildings simultaneously)
  - c. Rough production rates for tape and texture (number of days or weeks to complete work in both buildings simultaneously)
  - d. Applicable notice periods (number of weeks)

## **HVAC**

1. Perform load calculation for and install a whole house duct-less mini split system
2. Coordinate with HASU for equipment locations
3. Condenser to be covered by decorative shroud
4. Install bath fans in all bathrooms
5. Install dryer vent
6. Install 6" stove vent pipe from kitchen through the roof
7. Provide louvers or rain caps for all penetrations
8. Include the following items in your separate bids for Building 3 and Building 4:
  - a. Itemized bid for all tasks, labor, and materials
  - b. Rough production rates (number of days or weeks to complete work in both buildings simultaneously)
  - c. Applicable notice periods (number of weeks)

## **Plumbing**

1. Install temporary water access at time of permit
2. Perform underground plumbing in concrete slab and under retaining wall; coordinate with concrete contractor and retaining wall contractor.
3. Install supply and DWV to all fixtures per plan
4. Add utility sink stub outs on back wall of each garage (no sink to be installed)
5. Provide & install standard serviceable plumbing fixtures, including frost-free exterior hose bibbs per plan
6. Provide choice for baths: standard height tub, deep soaker tub, and walk-in shower. Provide surrounds for all tubs and showers.
7. Plumb gray water drains from washing machine to stub in front yard, include extending gray water pipe beyond concrete patio edge.
8. Install hybrid tanked water heater with expansion tank
9. Install accessible shutoff and pressure reducing valve
10. Include the following items in your separate bids for Building 3 and Building 4:
  - a. Itemized bid for all tasks, labor, and materials
  - b. Rough production rates (number of days or weeks to complete work in both buildings simultaneously)
  - c. Applicable notice periods (number of weeks)

## **Electrical**

1. Install temporary power at time of permit
2. Install underground conduit in slab to each unit from central exterior meter bank
3. Install underground conduit from exterior through slab to interior for internet cable, location to be coordinated with HASU
4. Install wire and devices to plan
5. Provide standard puck lights and exterior overhead porch lights
6. Install fans and decorative kitchen & bath vanity fixtures provided by HASU
7. Provide 6-gang meter enclosure at planned location
8. Include the following items in your separate bids for Building 3 and Building 4:
  - a. Itemized bid for all tasks, labor, and materials
  - b. Rough production rates (number of days or weeks to complete work in both buildings simultaneously)
  - c. Applicable notice periods (number of weeks)

## **Gutters**

1. Aluminum gutters and downspouts installed on the entire building. Downspout locations and routing noted on plan page A100 and A201
2. Rear downspouts connected to underground storm drain in backyard
3. Include the following items in your separate bids for Building 3 and Building 4:
  - a. Itemized bid for all tasks, labor, and materials
  - b. Rough production rates (number of days or weeks to complete work in both buildings relatively simultaneously)
  - c. Applicable notice periods (number of weeks)