

Affordable Housing/Permanent Supportive Housing
Request for Proposals (RFP)

PERMANENT SUPPORTIVE HOUSING DESIGN GOALS

Select materials and systems consistent with the population to be served.

Particular items for consideration should include but not be limited to:

1. Security and Access to Building & Units.
2. Durable floor covering with extensive use of hard finish floors.
 - A.) Vinyl composition tile.
 - B.) Linoleum (Actual linseed oil flooring which is far more durable than sheet vinyl.)
 - C.) Commercial grade sheet vinyl with color and finish through the material and not just the surface finish.
 - D.) Limit use of carpet. If carpet is used, provide commercial grade carpet.
3. Minimize use of in-wall coil resistant heaters such as King and Cadet units. These units minimize the arrangement of furniture. They are also the least energy efficient systems available. Although they now feature automatic shut-offs when furnishings are too close, a table over the unit may still overheat. Instead, other more energy efficient heating systems should be used. They may include but not be limited to:
 - A.) Turbonic/water radiant systems. Many new more affordable systems are available.
 - B.) In-floor radiant "sheets"
 - C.) Self-contained water radiant baseboard heaters.
 - D.) Cove Heaters.
 - E.) 90% + Forced-Air Gas furnaces for larger multi family units.
 - F.) Geothermal Heating (*Currently being installed on a PDC funded project*)
4. With any heating system, different levels and systems of ventilation are necessary. All units need improved methods for air exchanges and ventilation. This includes but is not limited to:
 - A.) Various systems of whole unit / whole house fans.
 - B.) Make – up air exchange systems.
 - C.) 24 hour timer operated fans not adjusted by tenant.
 - D.) Many newer fans are Energy Star Certified.
 - E.) ASHRAE standards 62.2 are to be met.
5. Heavier duty wall board in higher traffic areas such as commercial grade dent resistant systems. This includes systems such as DensGuard or equal.
6. Water resistant wall board at all bathroom walls, kitchen sink and range walls. This requirement to includes walls within four feet of any plumbing wall, the entire surround walls at tub/shower enclosures – including ceiling at tub/shower. *Preferred* material is DensShield or equal.

Affordable Housing/Permanent Supportive Housing
Request for Proposals (RFP)

7. Use of advanced building systems and components. Such systems may greatly improve the building envelope providing a more sustainable energy efficient unit for the tenants. These systems include:
 - A.) Structural Insulated Panel systems. (SIP's) These feature rigid insulation with greater R-Values, and OSB on inside and outside of panel which significantly improve resistance to damage and prevent mold build-up. Panel systems are also manufactured off-site so are not impacted by Davis-Bacon wage rates and are then delivered and assembled on-site for a quicker construction time-frame. Designs may also achieve greater cost savings if numerous panels with the same dimensions are incorporated for a more modular design system.
 - B.) Insulated Concrete Forms. (ICF's) These systems are being used more consistently in Oregon and the Nation. They provide an improved level of energy performance and durability.
8. Energy efficient lighting with dent resistant resin lenses. (Energy Star Rated)
9. Minimize number of appliances per unit. (Energy Star Rated – Where Applicable)
10. Tie into health training/smoking education with Multnomah County Health Services and the American Lung Association currently operating with a grant to provide such education for multi-family housing.
11. Hardwood frame boxes and door/drawer fronts on all cabinets to reduce damage. Also use plywood surface for laminate countertops to reduce damage often occurring on particle board tops. Use laminate for entire walls between counter and upper cabinets at sink and range walls to reduce wall damage.
12. Minimize use of cupboard doors and closet doors often associated with damage in this level of housing.
13. Provide heavy duty commercial grade door stops at all doors to minimize wall damage.
14. Provide solid backing behind all towel bars, all stair railings, and any other wall mounted rod, bar, or shelf.
15. Use heavy duty sinks. Many of the cheaper bathroom sinks are porcelain enameled steel sinks which are subject to chips, scrapes, rust, and other chemical damage more readily than china or stainless steel.
16. Use heavy duty bath hardware. All faucets should not use the plastic assemblies internally as they do not hold up to abuse.
17. Use heavy duty door and window hardware.
18. Use Solid Core doors throughout the building project.
19. Maximize safety features.

FALL 2008

Affordable Housing/Permanent Supportive Housing
Request for Proposals (RFP)

Appendix D

Respectfully submitted,

Marlo Medellin
Senior Construction Coordinator
Portland Development Commission

Nathaniel McCoy
Senior Construction Coordinator
Portland Development Commission

Michael D. Prothe
Senior Construction Coordinator
Portland Development Commission