

Request for Proposal

RFP: Dorothy Place Heating and Water System Replacement	Proposal Due By: Nov. 6th, 2026	Opportunity Council
Who we are: Opportunity Council (Agency) is a private, non-profit Community Action Agency. Our mission is to help people improve their lives through education, support, and direct assistance while advocating for just and equitable communities. We have been in operation for over 50 years and offer offered a broad scope of services that range from addressing immediate and crisis-oriented needs (food, emergency shelter, eviction-prevention) to longer-term programs that promote self-sufficiency in our community (early childhood education, home weatherization).		
Project Overview: Opportunity Council owns and operates the 22- unit permanent supportive housing project known as Dorothy Place in Bellingham. Domestic hot water and hydronic heating for all is provided by two centralized ~ 200,000 BTU gas fired high efficiency Lochinvar boiler systems. Over the last 5 years, Opportunity Council has spent approximately \$30,000 on repair and replacement costs for the boiler systems. While each gas fired boiler is either brand new or less than 5 years old, the associated storage tank, expansion tank, backflow preventer, circulation pumps, valves, gauges, and piping are aging. The goal is to proactively upgrade the existing mechanical equipment to optimize the EUL of the existing boilers and avoid emergent repairs and maintenance to the mechanical systems serving all 22 residential apartments.		
Anticipated Project Challenges: • Project duration and downtime of heating and hot water systems. Estimated timeline for each must be provided in the proposals. • Seasonal challenges. Heating boiler serve as the only source of heat for all 22 apartments. Even a few hours of downtime during lower temperatures have a significant impact on the building. • Maneuvering old and new storage tanks out and into boiler room. Access is through two standard size man doors.		
Scope of Work: Removal and replacement like in-kind: • 257-gallon glass lined storage tank - Lochinvar RGA0257 or equivalent • 45-gallon wall mounted expansion tank - Armtrol AX-80-125 or equivalent		

• 3/4" reduced pressure backflow preventer feeding boiler - Zurn 975XL3 or equivalent • High efficiency hot water circulation pump - Taco Comfort Solutions 006E3LC or equivalent • Piping and insulation where applicable. • Shut off, isolation, and check valves where applicable. • Temperature gauges where applicable		
Contractor selection and criteria for this project • Previous experience, past performance, and technical expertise. • Active relevant license, as applicable for proposed system replacement. • Experience working on state-prevailing-wage projects • Ability to pass security and background clearance for all team members with direct access to the project site. • Contractor must not be suspended or debarred from receiving State funds.		
RFP submission documents: • Contractor Resume; relevant experience and qualifications • Contractor Bid; including price estimation and product specifications for each item identified in the 'Scope of Work' using state-prevailing wages • Proposals must be "all-in" including WA state sales tax, estimated permit and inspection fees, commissioning, labor, materials, and sub-contracting.		
Proposal Due By: November 6th 2026 (Submit by email)		Budget: \$67,000
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