

BID DOCUMENT
HOUSING REHABILITATION
VIKKI WILLIAMS
417 MAIN AVE, GEORGETOWN, KY
BOSTON SCATTERED SITE HOUSING PROJECT

SEPTEMBER 2020

INFORMATION FOR BIDDERS

The City of Georgetown will receive lump sum bids on the behalf of Vikki Williams for rehabilitation of his home located at 417 Main Ave., Georgetown, Kentucky 40324. The general scope of work is located in the attached work write-up. **Contractor's planning to bid on the work are required to attend a pre-bid walk through of the house to view the work to be done at 10:00 am on November 4, 2020. Bids will be received until 11 A.M. local time on November 17, 2020, at the City of Georgetown, 100 N. Court St., Georgetown, KY 40324-1702.** Due to COVID-19 and restrictions on gatherings, bids will be opened at the aforementioned date and time via Zoom meeting. Please contact the City Clerk at tracie.hoffman@georgetownky.gov or 502-863-9800 (TDD: 711) for inquiries or to receive an emailed invitation to join the virtual bid opening. All bids shall be sealed and clearly marked "Vikki Williams Bid". Conditional or qualified bids will not be accepted.

Bidders must have a Rehabilitation Contractor Application on file with City of Georgetown along with certificates of insurance. If these documents are not on file, they must be submitted with the bid. All contractors and subcontractors working within the City of Georgetown must have a business license from the Georgetown Scott County Revenue Commission.

Work must be done according to all applicable codes and the Housing Rehabilitation Specifications dated September 2020. The Contractor is required to obtain a City of Georgetown building permit. Questions on the bidding process shall be directed to Kriss Lowry & Associates Inc, 227 S. Rays Fork Road, Corinth, KY 40324, Kriss@krisslowry.com (502) 857-2800 (TDD: 1-800-247-2510 for the Hearing Impaired only). Proposed forms of contract documents, bid documents and the specifications are on file at City of Georgetown at the address listed above. Copies of these documents may be obtained from Kriss Lowry & Associates or downloaded at <http://www.krisslowry.com/housing.html> No deposit is required.

The owner Vikki Williams or City of Georgetown acting as agent for the owner reserves the right to reject any or all bids or to waive any informalities in the bidding. The city reserves the right to limit the number of bids awarded to any one bidder. This project is being developed through the Community Development Block Grant Program Grant No. 18-048 administered by the KY Department for Local Government and Kentucky Housing Authority Affordable Housing Trust Funds. No bid shall be withdrawn for a period of sixty (60) days subsequent to the opening

of bids without the consent of the Owner and City of Georgetown.

BID FORM

FOR:

Rehabilitation of the following Property:
Vikki Williams Residence
417 Main Ave.
Georgetown, KY 40324

To: Vikki Williams

1. The undersigned, having familiarized themselves with the local conditions affecting the cost of the work, and with the Specifications including the Information for Bidders, this bid, the Construction Contract, the Work Write-Up, the Drawings and the Addenda, if any, thereto, hereby propose to furnish all labor, materials, equipment and services required to complete the project listed above all in accordance therewith, as follows:

BASE BID

Rehabilitation Work - 417 Main Ave. \$ _____
Total Bid

For the complete repair of the project as set forth in the attached Work Write-up, Specifications and Drawings (if any) the sum of

_____ Dollars (Use Words)

Bids are to be rounded to the nearest whole dollar. **List the individual cost for each item as noted in the attached work write-up.**

2. Addenda to the Drawings and Specifications issued heretofore are hereby acknowledged by the undersigned as being:

Addendum No. _____ Dated: _____

Addendum No. _____ Dated: _____

(In the spaces above insert the numbers and dates of any Addenda issued and received. If none has been issued and received the work "None" should be inserted.

3. In submitting this bid, it is understood that the right is reserved by the Owner to reject any and all bids. If written notice of the acceptance of this bid is mailed, telegraphed or delivered to the undersigned within sixty (60) days after the opening thereof, or at any time thereafter

before this bid is withdrawn, the undersigned agrees to execute and deliver a contract in the prescribed form.

4. By signing this bid the undersigned certifies that he/she has not entered into any collusion with any person in respect to this bid proposal or any other proposal or the submitting of proposals for the contract for which this proposal is submitted.
5. By submitting this bid the Contractor is certifying that he has not been debarred by a public agency.

Note: The penalty for making false statements in offers is prescribed in 18 U.S.C. 1001.

Date _____, 20_____.

Printed or Typed Name of Bidder: _____

By: _____

(Signature)

Title: _____

Official Address:

(SIGN ORIGINAL ONLY)

WORK WRITE-UP - HOUSING REHABILITATION

Rehabilitation of the following property:

Vikki Williams Residence

417 Main Ave.

Georgetown, KY 40324

Note: All work shall be done in compliance with Kentucky Healthy at Work requirements. Occupants will not be relocated during work on the house. Contractor will need to move some furniture to temporary onsite storage unit to complete work. Contractor is to cover household goods and protect such goods from damage as necessary to complete work. Occupants will be responsible for moving small items out of way so work can be completed. The City of Georgetown will pay for up to 14 days of temporary relocation for periods when bath facilities are not available to occupants. Contractor will be responsible for cost of temporary relocation of owner beyond 14 days.

Please list the cost for each item. Total up all line items and then place the total on the Bid Form for the sub-lump sum bid.

ITEM	DESCRIPTION	ITEM PRICE
1.	Demolition – Remove and properly dispose of old hot water tank. Remove any debris and floor insulation from crawl space and attic including old furnace and air unit and any abandoned duct work. Remove old windows. Miscellaneous other demolition and disposal.	
2.	Provide temporary storage unit on site to store owner’s furniture as needed during rehabilitation work. Move furniture back into house upon completion of work.	
3.	Install new metal handrail on front and rear steps.	
4.	Roof repair – Repair leaking roof in bedroom. Replace bad sheeting and shingles to match existing.	
5.	Insulate attic ceiling and end walls with 7” of open cell foam to create conditioned attic. Seal all holes in attic floor.	
6.	Wash vinyl siding.	
7.	Crawl space insulation – Seal all holes in foundation and under floor. Install 6 mil polyethylene vapor barrier in crawl space according to specifications. Vapor barrier to extend 12” up walls and columns and be sealed with foam insulation. Install extruded poly styrene insulation board behind foundation vents. Insulate all foundation walls with foam wall insulation to R-10 including foundation vent cavities and crawl space door. Install new crawl space door.	

8.	<p>Remove eleven existing windows and install eleven new replacement double hung windows properly flashed and sealed from outside air with caulk and non-expanding foam insulation. Repair any damaged framing or trim around windows. Replacement windows to be vinyl Energy Star Rated double pane windows with low E glass and U-Factor of .30 or less and SHGC of .40 or less. Windows shall have screens and locks</p> <p>Approximate existing window sizes are as follows</p> <p>1 Kitchen window 31” by 35” 6 Bedroom windows –32” by 47” 1 Bedroom windows – 31” by 35” 2 Living room windows – 32” by 47” 1 Living room window - 31” by 35”</p>	
9.	<p>Exterior doors- Install new metal exterior door on side of house. Install lever type door knob and dead bolt locks keyed alike on front and side exterior doors. Install new weather stripping on front exterior door.</p>	
10.	<p>Interior doors - Install single panel door on storage closet in bathroom. Install single panel doors on two bedroom closets.</p>	
11.	<p>Repair or replace attic staircase.</p>	
12.	<p>Paint – Paint all walls, ceilings, doors and painted wood trim including interior of closets and any painted wood shelves in entire house. Paint both exterior doors.</p>	
13.	<p>Drywall – Repair bathroom drywall as necessary. Repair drywall at attic access. Repair other drywall defects before painting.</p>	
14.	<p>Flooring – Remove old tile floor in bathroom. Install new underlayment and new LVT vinyl flooring in bathroom. Repair subflooring in living room. Replace all carpet in house with new LVT vinyl flooring.</p>	
15.	<p>Accessories – Bath: Install 24” vertical grab bar with backing on wall near bathtub and 30” horizontal grab bar on rear wall above bathtub. Install accessible shower head.</p>	
16.	<p>Plumbing – repair any leaking or defective plumbing so that all plumbing is in good working condition and free of leaks or obstructions. Provide new plumbing and fixtures to shower. Install new electric hot water tank. Seal all holes through walls and floors around all plumbing fixtures.</p>	

17.	Install new Energy star qualified split system air source heat pump with minimum 9.0 HSPF / 15 SEER/ 12 EER with electric backup in crawl space. Furnace filter shall be in an accessible location in interior of house. Install concrete pad for outside air unit. Install programmable thermostat. All duct work in house shall be in compliance with specifications and code and shall have one supply vent in crawl space. Blower door test and duct leakage testing will be conducted upon final inspection to determine if standards are met.	
18.	Install Energy Star rated bathroom mechanical vent with light to exterior of house in bathroom. Repair dryer duct as necessary to meet code. Install new Energy Star rated range hood vented to the exterior of house. All ducts in unconditioned spaces shall be insulated to R-6.	
19.	Electrical repairs: Check and repair all light switches and outlets. Check and repair all electrical deficiencies and hazards. All lights to have LED bulbs appropriate to fixture. Replace any incandescent bulbs in existing fixtures with LED bulbs. Remove ceiling fan in living room and install new overhead light fixture. Install light on switch in attic.	
20.	Install four wired in and wired together smoke detectors - one in hallway near bedrooms and one in each bedroom.	
	TOTAL BASE BID	
	(Put total here and on bid form)	

Approved by: Owner: _____

Owner: _____

Date: _____

Project Manager