

**BID DOCUMENT**  
**HOUSING REHABILITATION**  
**WALTER & CATHY YOUNG**  
**104 SCHOLL DR, 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 Walter & Cathy Young for rehabilitation of his home located at 104 Scholl Dr., 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 approximately 11:00 am on November 4, 2020 (immediately following 10:00 am pre-bid meeting at 417 Main Ave). 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](mailto: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 "Walter & Cathy Young 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](mailto: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 Walter & Cathy Young 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:  
Walter & Cathy Young Residence  
104 Scholl Dr.  
Georgetown, KY 40324

To: Walter & Cathy Young

- 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 - 104 Scholl Dr. \$ \_\_\_\_\_  
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:

**Walter & Cathy Young Residence**

104 Scholl Dr.

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 may need to move some furniture 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 bath vanity, toilet and bathtub. Remove any debris on floor of crawl space and insulation board from crawl space walls. Remove old furnace and air unit. Remove old hot water tank. Remove old bifold doors. Clear bush and debris from around outside air unit. Miscellaneous other demolition.	
2.	Install new metal handrail on front porch steps. Repair guard rail as necessary so it is stable and in good condition.	
3.	Roof repair – Remove all old roof shingles. Replace damaged roof sheeting. Install new roof cover with proper flashing.	
4.	Gutters & Downspouts – Install new gutters and downspouts. Install piping to carry water from all downspouts to an approved location. Piping shall be underground when possible. Where piping cannot be installed due to existing concrete, property lines or other obstructions, concrete splash blocks shall be installed.	
5.	Wash vinyl siding.	

6.	Crawl space insulation - 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 polystyrene insulation board behind foundation vents. Insulate all foundation walls with foam wall insulation to R-10 including foundation vent cavities and crawl space door. Seal all holes in floor. Install new metal or treated wood access door to crawl space.	
7.	Attic insulation - Construct 14" high wood box around attic access to contain attic insulation. Install white weather stripping or gasket on attic access panels. Install baffles to vented soffit and insulation depth markers and add insulation in attic to R-38. Insulate attic access panel to R-38.	
8.	Exterior doors- Install new metal front door with lever type door knob and dead bolt. Install new lever type door knob and deadbolt on side door with locks keyed alike on front and side exterior doors. Install new weather stripping on exterior doors. Install new storm door on front door.	
9.	Interior doors – Replace two bifold hallway doors with solid six panel doors with levered handles.	
10.	Paint – Paint all walls, ceilings door and painted wood trim in bathroom. Repair drywall as necessary.	
11.	Flooring - Repair underlayment as necessary and new vinyl flooring in bathroom.	
12.	Accessories – Bath: Install 24" vertical grab bars on wall or tub at front of new shower. Install 18" horizontal grab bar on wall next to toilet with reinforcement as necessary. Install house numbers on front of house. Install shelves with hanging rod in middle and rear left bedroom closets. Provide new shower curtain rod.	
13.	Cabinets – Replace floor of kitchen sink cabinet, repair floor under sink as necessary. All holes in floor and cabinet to be sealed. Install new 30" vanity and sink in bathroom. Remove mirror and install 30" medicine cabinet in bathroom.	
14.	Bathroom – Replace old bathtub with Aker KDS 3060 AFR alcove shower 59 3/4" X 30" X 83 1/8" with center drain and no seat. Install accessible shower head. Install new handicapped toilet in bathroom.	
15.	Plumbing – repair any leaking or defective plumbing so that all plumbing is in good working condition and free of obstructions. Provide new plumbing and fixtures to shower and bath sink. Install new electric heat pump hot water tank in utility room.	

16.	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. If new outside air unit is larger than existing concrete pad, install concrete pad for outside air unit. Install programmable thermostat. All duct work in house shall be in compliance with specifications 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.	
17.	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 black Energy Star rated range hood vented with insulated duct to the exterior of house. All ducts in unconditioned spaces shall be insulated to R-6.	
18.	Electrical repairs: Install main breaker in electric panel box. Check and repair all light switches and outlets. Check and repair all electrical deficiencies and hazards. Replace both exterior light fixtures. Install new cover on overhead kitchen light or replace overhead kitchen light. Replace light bar in bathroom with new 30" light bar. All lights to have LED bulbs appropriate to fixture. Replace any existing standard incandescent bulbs in existing fixtures with LED bulbs. Install electric as needed for heat pump. Test all smoke detectors and repair as necessary. Install carbon monoxide detector in living room.	
	TOTAL BASE BID	
	(Put total here and on bid form)	

Approved by: Owner: \_\_\_\_\_

Owner: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
Project Manager