

INVITATION TO BID

Project: S. Ellen Jones Neighborhood Revitalization / Midtown Renaissance
Property Address: 509 & 905 E Oak St

You are invited to bid on a general contract for work involved in the S. Ellen Jones Neighborhood Revitalization / Midtown Renaissance project. The work includes the demolition of existing structures and the new construction of two single family dwellings. Bids shall be stipulated lump sum. Any other form of bid will be rejected.

The addresses herein are part of a larger project and will be phased and managed by New Directions Housing Corporation (NDHC) accordingly. Your contract will start dependant total construction schedule and any active construction contracts related to this project. A Notice to Proceed issued by NDHC will start contract time. Contract time will be determined by the work you are bidding on; accordingly NDHC will approve contract time prior to contract signing.

A pre-bid meeting will not be held at the project addresses. Contractors are encouraged to come to the pre-bid meeting scheduled for Wednesday, July 28th, 2010 at 2 PM EST located at 526 E 8th St for a question and answer session regarding these properties.

Bids will be accepted until 12:00 PM EST on Friday, August 20th, 2010. All bids will be opened privately and immediately after Bid Closing. All bidders will be notified by letter at a later date once NDHC has thoroughly examined all Bids.

Procurement Documents can be obtained at the offices of NDHC located at either 1000 E Liberty St, Louisville, KY 40204 or 701 E Spring St, New Albany, In 47150 by appointment only, or online at www.ndhc.org.

When submitted Bid exceeds \$100,000, a bid security equaling 5% of the Bid is required in the form of a certified check or bid bond. As well, submit proof of payment and performance bonding capacity equal to Bid amount. In lieu of acquiring the payment and performance bonds, NDHC will accept an irrevocable line of credit listing IHADA as the sole beneficiary and equal to 25% of the total construction contract. The line of credit must be issued for the entire construction period plus one (1) year following construction completion.

Monthly reporting is required for this project using form CC-257 MEUR.

New Directions Housing Corporation reserves the right to reject any and all Bids. Award of Bid will not be solely based on the lowest Bid.

Jeremy Angermeier, CCCA
Construction Administrator
New Directions Housing Corporation

DESCRIPTION OF SERVICES

Project: S. Ellen Jones Neighborhood Revitalization / Midtown Renaissance

When preparing a bid, include all costs associated with services described below.

1. Executing the Work as described in drawings, technical specifications, and scope of work.
 2. All fees associated with design documents required for permitting purposes.
 3. All cost associated with utilities during construction and up to 6 months after completion of work.
 4. All cost associated with security during construction and up to 6 months after completion of work.
 5. All cost associated with property maintenance during construction and up to 6 months after completion of work.
-

End of Description of Services

EVALUATION CRITERIA

Project: S. Ellen Jones Neighborhood Revitalization / Midtown Renaissance

New Directions Housing Corporation will adhere to the following criteria during the evaluation of all Bids.

-
1. Specialized experience or technical expertise of the firm and its personnel in connection with the type of services to be provided and the complexity of the project.
 2. Past record of performance on such NSP-funded contracts within the State of Indiana, and a list of other clients served including type of work, timeliness, quality requirements, and cost control. References submitted by interested bidders should be contacted.
 3. Capacity of the firm to perform the work within time limitations, taking into consideration the current and planned workload of the firm.
 4. Familiarity of the firm with the type of problems applicable to the project.
 5. Price.
-

End of Evaluation Criteria

INSTRUCTION TO BIDDERS

Project: S. Ellen Jones Neighborhood Revitalization / Midtown Renaissance

Property Address: 509 & 905 E Oak St

The Bidder shall verify all existing site conditions prior to submittal of Bid.

Any questions regarding the Site or Procurement Documents shall be formally submitted (email, fax, hand delivery, or mail) to Jeremy Angermeier on the supplied Request for Interpretation (RFI) sheet included in the Procurement Documents. A response will be returned to the Bidder on or before seven (7) calendar days. In the event a change in the Procurement Documents is necessitated from the RFI, an addendum will be formally issued to all Bidders at the time of response.

The Bid Form shall be filled out using ink and be clearly legible or typed. In preparing the Bid Form, every line and space must be filled to be considered a bona fide submitted Bid. If any particular line isn't pertinent for a Bidder's submission of Bid, the letters NA shall be written in the line or space. The Bid should also include the Subcontractors List document provided in the Procurement Documents. The instructions are included on the Subcontractor List document. If all work is done in-house of the Bidder's Company, the sentence "All work completed in-house" shall be written in the name blank where the first subcontractor would be listed.

If an Outcome Based Scope of Work instead of a Detailed Scope of Work is provided for an address by NDHC, the Bidder must submit with the Bid a detailed description of work which is covered by Bid amount. The description of work shall be broken down by exterior and interior work. Interior work shall be broken down by room. If Bid is for new construction or Bidder has included demolishing and or relocating walls, fixtures, cabinets, windows, and doors in existing structures; Bidder must submit scaled drawings showing proposed floor plan with dimensions of all walls, fixtures, cabinets, windows, and doors being shown.

Two (2) original copies of the Bid Form must be signed and dated by an authorized representative of the Contracting Firm submitting the Bid. The Bid shall be delivered in a tape sealed envelope with the Bid Form placed on top, then remaining documents listed as attachments on the bid form. The Bid must be hand delivered into the office of New Directions Housing Corporation located at 1000 E Liberty St, Louisville, KY 40204 on or before date stated in the Invitation to Bid.

End of Instructions to Bidder

PRICE BREAKDOWN

Project: S. Ellen Jones Neighborhood Revitalization / Midtown Renaissance

Each address listed below shall have an estimated lump sum price listed representing the amount of the total bid allocated to said address. All three estimated amounts shall equal the stipulated lump sum price shown on the Bid Form.

509 E Oak St

905 E Oak St

End of Price Breakdown

NSP / S. Ellen Jones (Midtown) Revitalization

Outcome Base Scope of Work – 509 & 905 E Oak St

General Notes

- Licensed abatement contractor shall abate all known asbestos identified in Asbestos Report prior to demo. (GC to include in Bid)
- Demolish all site structures in-kind including all sub-grade development.
- Make a reasonable attempt to retain foundation brick for possible reuse.
- Remove all site debris.
- Cap and mark sewer line at sidewalk for use with new construction.
- Install hardwired, monitored security system.
- Provide blinds throughout.
- House design will include all universal design standards as detailed below.
- Houses will be Energy Star® certified by a Home Energy Rater.
- If any archaeological artifacts are found work is to stop immediately, and notify NDHC.

509 E Oak St

- Site dimensions – 25' x 175'
- House Type – Camelback
- Max footprint width of house – 19'
- Two car detached garage.

905 E Oak St

- Site dimensions – 25' x 105'
- House type – Camelback
- Max footprint width of house – 19'
- No garage priced due to lack of alley access.
- Build shed with min. 10' x 10' footprint.

The new construction for either site will be a house in which the exterior will fit into the fabric of the neighborhood and surrounding homes with respect to front yard set backs, height of window, door and roof lines, scale and type of building components. The interior should be a modern floor plan with adjoining living spaces, three (3) bedrooms and (2) bathrooms.

The kitchen shall have all modern amenities including gas stove, refrigerator, microwave, rangehood and a dishwasher. The kitchen should have a minimum of ten (10) lineal feet or countertop with a layout that encourages connection to the other living spaces. Space should be allotted for a 4 seat dining table.

The bedrooms should be designed so at least two walls will accept a bed, giving the potential homeowner some design freedom when placing furniture. Each bedroom will have a minimum on five (5) lineal feet of closet space, with the master preferably having a small walk-in closet.

The living room and bedrooms should be wired for cable, satellite, and phone, with home runs terminating to the exterior by the electric service entrance.

Provide a detailed description of proposed work based on bid price as described in Instruction to Bidders.

Universal Design Standards

- 1). **Hallways:** All hallways shall have a net clear opening width of 42”.

- 2). **Interior Doorways:** All passage doors from room to room, including all bedroom doors and all primary bedroom closet doors, shall have a **minimum net clear opening** of 32”. Doorways to smaller secondary closets, linen, storage, coat, and mechanical closets that are less than 4’ wide x 2’ deep, are not required to have a net clear opening of 32” but is preferred.

- 3). **Bathrooms:** All houses shall have a minimum of one full universally designed bathroom located on the grade level.
 - A). Lavatories shall have a 30” x 48” clear floor space. The clear floor space may be rotated or angled, depending upon approach and design. In a side approach, the 48” dimension shall be parallel to the lavatory. In a forward approach, the 48” dimension shall be perpendicular to the lavatory. The bowl shall be centered in either the 30” or 48” dimension. The clear area shall be free from all wall projections, tub, shower, toilet or the lavatory base.

 - B). Toilets shall be centered in a minimum 36” opening from any corner wall, base cabinet or tub.

 - C). Wall reinforcement behind the toilet, tub and/or shower shall be equipped with properly anchored and supported grab bars or install 2” x 10” wood blocking or plywood for future grab bars in the toilet, tub and/or shower area. The wall reinforcement shall be located 33” to 36” AFF (above finished floor).

- 4). **Entry Door:** The primary entry door must meet the following requirements.
 - A). An exterior level platform with a minimum of 5’ x 5’ clear floor space. This platform must be within 1/2” of the interior finished floor at the point of entrance and a maximum threshold rise of 1-1/4” when approaching from the outside.

 - B). The entry door threshold must not project more than 3/4” above the interior finished floor. At the point of entry of this door, the interior must have a 5’ x 5’

clear floor space.

5). **Faucets:** Single-lever faucets shall be installed at all sinks, showers and tubs.

6). **Electrical:** Light switches, fan switches and thermostats shall have a maximum height of 48" centered on the switch or thermostat face cover. Mounting heights for electrical outlets shall have minimum height of 15" AFF from the bottom of the outlet or a maximum height of 48" AFF to the top of the switch or thermostat.

7). **Bedroom:** All units shall have a minimum of one bedroom on the grade level.

8). **Exterior Access:** Access from the vehicular parking to the entry door shall be considered in the site design unless it is impractical to do so because of terrain or unusual characteristics of the site. The walkway from the parking area to the entry door must be min. 42" wide and made of concrete.

SUBCONTRACTOR LIST

Project: S. Ellen Jones Neighborhood Revitalization / Midtown Renaissance

Property Address: _____

Prime Contractor: _____

All Subcontractors intending to perform work on the S. Ellen Jones Neighborhood Revitalization / Midtown Renaissance shall be listed. NDHC reserves the right to review and reject any and all subcontractors listed herein. If a subcontractor is named below, each space in that row must be filled in. Subcontractors listed herein can change and are not guaranteed the work.

| Subcontractor | MBE/WBE/DBE | Trade(s) | \$Amount | Phone# |
|---------------|-------------|----------|----------|--------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

End of Subcontractor List