

INVITATION TO BID

Project: S. Ellen Jones Neighborhood Revitalization / Midtown Renaissance

Property Addresses: 315 E 11th St, 509 E Market, 315 E 14th 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 interior and exterior paint, structural stabilization, general renovation including electrical, plumbing and HVAC work. Bids shall be stipulated lump sum. Any other form of bid will be rejected.

The addresses herein is 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 be held at 315 E 11th St on Tuesday, July 20th, 2010 at 12 PM EST. All contractors submitting a Bid must attend the pre-bid meeting.

Bids will be accepted until 12:00 PM EST on Friday, August 6th, 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 IHEDA 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 and up to 6 months after completion of work.
 4. All cost associated with security during and up to 6 months after completion of work.
 5. All cost associated with property maintenance during and up to 6 months after completion of work.
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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.

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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.
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End of Evaluation Criteria

INSTRUCTION TO BIDDERS

Project: S. Ellen Jones Neighborhood Revitalization / Midtown Renaissance

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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 Bidder has included demolishing and or relocating walls, fixtures, cabinets, windows, and doors Bidder must submit scaled drawings showing proposed floor plan with dimensions of all walls, fixtures, cabinets, windows, and doors being shown.

Separate associated cost for each house on Price Breakdown sheet.

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 the date and time 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.

315 E 11th St

509 E Market St

315 E 14th St

End of Price Breakdown

NSP / S. Ellen Jones (Midtown) Revitalization

Outcome Base Scope of Work – 315 E 11th St

General Notes & Guidelines

- Demolish front parking pad, regrade and fill front yard then sod. Install sidewalk to front door. Retain concrete steps, add new handrail.
- Demolish front addition re-establish side entry door and build new covered porch at entry, install new sidewalk to front.
- Remove maple at rear of property.
- Clear site of all stone debris, block, and rubbish, seed and straw.
- Install new shingled roof.
- Trim front tree 3' from house.
- Demolish concrete sidewalk to rear at side of house, regrade then seed and straw.
- Paint and prep property fence.
- Provide \$500 landscape allowance.
- Replace all windows with wood front window, then option of fiberglass or wood on remaining windows.
- Remove all wall and ceiling finishes back to studs.
- Install new interior door and trim package to resemble original doors and trim.
- Repair structural damage.
- Install new plumbing, electrical and HVAC systems.

The end product for 315 E 11th St would be a house which from the exterior would look original fitting into the fabric of the neighborhood. The interior floor plan should be reconfigured to accommodate a two (2) bedroom and one-and-a-half (1.5) bathrooms. Utilizing the basement as mechanical and storage space, maximize the available footage of the house.

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 (not including sink).

The living room and bedrooms should be wired for cable, satellite, and phone, with home runs terminating in the basement.

Existing floor plan is available upon request. Contact Jeremy Angermeier for layout. Provide a detailed description of proposed work based on bid price as described in Instruction to Bidders.

NSP / S. Ellen Jones (Midtown) Revitalization

Outcome Base Scope of Work – 509 E Market St

General Notes & Guidelines

- Trim rear tree's branches 12' from grade, cut vines away from trunk and treat roots of vines to prevent re-growth.
- Install rear shed. 10' x 10' footprint.
- Repair or replace as needed the sashes in the existing windows & install new storm windows and doors.
- Install new concrete steps at front entrance with handrail.
- Repair structural damage to front porch and eaves on rake of house, rear corner of foundation at sunroom, floor system where joists have been repaired and other existing areas.
- Rebuild rear sunroom from existing framing.
- Reconfigure 1st floor half bath to separate laundry and bathroom.
- Weatherize windows and doors, insulate walls, attic.
- Weatherize cellar with moisture barrier and insulation on foundation walls.
- Retain carpet in house; install new flooring where vinyl is existing.
- Plumbing system has been replaced, inspect existing supply and drain systems, install new fixtures.
- Verify electrical system for safety, bring panel into code compliance, install new lighting, receptacles, switches and plate covers.
- Install new HVAC system, and bathfans.
- Provide \$1500 landscape allowance.

It is our intent to retain the existing vinyl siding and other viable systems where possible. The house has had substantial renovation performed on the house. The project intent is to retain as much as possible, while ensuring and increasing the safety, energy efficiency, marketability and long term viability of the existing systems.

The kitchen shall have all modern amenities including gas stove, refrigerator, microwave, rangehood and a dishwasher.

The living room and bedrooms should be wired for cable, satellite, and phone, with home runs terminating in the basement.

Existing floor plan is available upon request. Contact Jeremy Angermeier for layout. Provide a detailed description of proposed work based on bid price as described in Instruction to Bidders.

NSP / S. Ellen Jones (Midtown) Revitalization

Outcome Base Scope of Work –315 E 14th St

General Notes & Guidelines

- Demolish rear addition to house.
- Install new retaining wall at front.
- Install new sidewalk to front and side entrance.
- Treat lawn of overgrowth and weeds, then seed and straw.
- Install new shingled roof.
- Install new property fence at rear of property enclosing back yard.
- Remove wall and ceiling finishes back to studs.
- Install new windows, wood on front, option of fiberglass or wood everywhere else.
- Install new interior door and trim package, retaining original exterior doors.
- Refinish existing hardwood floors.
- Weatherize house including exterior doors, insulate walls and attic.
- Provide \$500 landscape allowance.
- Repair structural damage.

The end product for 315 E 14th St would be a house which from the exterior would look original fitting into the fabric of the neighborhood. The interior floor plan should be reconfigured to accommodate a two (2) bedroom and one-and-a-half (1.5) 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 (not including sink).

The living room and bedrooms should be wired for cable, satellite, and phone, with home runs terminating in the basement.

Existing floor plan is available upon request. Contact Jeremy Angermeier for layout. Provide a detailed description of proposed work based on bid price as described in Instruction to Bidders.

SUBCONTRACTOR LIST

Project: S. Ellen Jones Neighborhood Revitalization / Midtown Renaissance

Property Addresses: _____

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