

INVITATION TO BID

Project: S. Ellen Jones Neighborhood Revitalization / Midtown Renaissance

Property Addresses: 1219-1221 Culberston Ave.

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 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 be held at the project addresses on Wednesday, June 23, 2010 at 1:30PM EST. All contractors submitting a Bid must attend the pre-bid meeting.

Bids will be accepted until 12:00 PM EST on Friday, July 2, 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 IHCDA 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

Property Addresses: 1219 – 1221 Culberston Ave

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.

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

NSP / S. Ellen Jones (Midtown) Revitalization

Detailed Scope of Work – 1219 Culberston Ave.

General Notes & Guidelines

- Remove all GWB and plaster exposing studs throughout.
- Remove existing GWB ceiling.
- Refinish all hardwood flooring.
- Install new ½ GWB throughout.
- Scope existing house sewer line to street.
- Provide blinds throughout.
- Install hardwired, monitored security system.
- Restore exterior siding and soffits to an original look.
- All windows shall remain 2 over 2 muntin pattern.
- Restore front elevation to resemble original look.
- Demolish rear storage shed pour new parking pad.
- Repair structural damage.
- Install new wood property fence.

Exterior

- Demo existing front steps and pour new steps and landing at front door.
- Install metal handrails on steps located at front porch.
- Remove and treat roots of plant growth on house and within 3' of house.
- Install new gutters and downspouts.
- Install new wood deck and steps at rear of house 8' deep by width of house.
- Install new siding and repair eaves- provide unit price per sq ft – extent of work determined after lead abatement.
- Repaint entire exterior.
- Install new shingle roof
- Regrade as needed power-seed and straw front and rear yard. Water throughout six month holding period as required by weather conditions.
- Re-landscape with \$1500 allowance.
- Install lighting at front (1 light) and rear entry door (1 light). Install security light aimed at rear of property.

Living Room

- Install ceiling fan with light kit switched at entry door and entrance to kitchen. Provide switch for each light and fan.
- Clean, prep and re-finish all trim, doors and windows.
- Install new ½ lite solid wood front door and storm door.
- Prep and paint walls and ceiling.

Kitchen

- Remove existing fixtures and cabinets.

- Install new kitchen cabinets and countertops
- Provide in budget - refrigerator, range hood, stove, dishwasher, and microwave oven.
- Prep and paint walls, trim, doors and ceiling.
- Install ceiling fan and light kit switched at door entering living room and bedroom. Provide switch for each light and fan.

Rear Bedroom & Closet

- Install ceiling fan and light kit switched at door entering kitchen and at rear entry. Provide switch for each light and fan.
- Prep and paint walls, trim, doors, and ceiling.
- Install shelving and closet rod in closet.
- Install new cellar access panel.

Bathroom

- Install new one piece tub and shower kit.
- Install new toilet, base cabinet with cultured marble top and sink.
- Install new bath accessories.
- Prep and paint walls, trim, doors and ceiling.
- Install new bathroom layout per drawings.

MEP

- Install new plumbing supply and wasted lines throughout entire house.
- Remove exterior mounted service panel. Install new service panel in kitchen behind fireplace. Install new switches, outlets, cover plates, and wiring to new fixtures and outlets. We presume all wire will be new. If it is found existing wire is acceptable (NDHC approved), it can be requested to retain said wire.
- Install new HVAC system (gas fired furnace, condensing unit and evaporator coil) and all required duct work.
- Install new washer and dryer hook-up.
- Install sump pump with line terminating at rear of house.

Weatherization

- Insulate all exterior walls with cellulose insulation.
- Perform weatherization package to all windows.
- Install new double track storm windows.
- Seal at floor system in cellar with ½ lb foam insulation and insulate foundation walls with vinyl wrapped fiberglass insulation.
- Install moisture barrier on ground in cellar and crawlspace.

It is written and understood that items listed herein are descriptions of the Work and do not describe the Work in its entirety. All Work is subject to the technical specifications listed in the Owner - Contractor Agreement.

NSP / S. Ellen Jones (Midtown) Revitalization

Outcome Base Scope of Work – 1221 Culberston Ave.

General Notes & Guidelines

- Remove all wood paneling from all wall surfaces.
- Refinish all hardwood flooring.
- Restore side porch
- Repair cracks, loose or missing areas of plaster. New work shall be GWB.
- Scope existing house sewer line to street.
- Provide blinds throughout.
- Install hardwired, monitored security system.
- Restore exterior siding and soffits to an original look.
- All windows facing street shall be 4 over 1 muntin pattern.
- Restore front elevation to resemble original look.
- Weatherize entire house i.e. walls, windows, doors, basement / crawlspace.
- Demolish rear garage, pour new parking pad.
- Install new electrical, plumbing, and HVAC systems.
- Remove existing landscape (except hydrangea) and provide \$1500 allowance.
- Install new roof.
- Repair structural damage.
- Install new wood property fence

The end product for 1221 Culberston Ave would be a house from which the exterior would look original fitting into the fabric of the neighborhood. The interior should be a modern floor plan with adjoining living spaces, two bedrooms and 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) 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) 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 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.

It is written and understood that items listed herein are descriptions of the Work and do not describe the Work in its entirety. All Work is subject to the technical specifications listed in the Owner - Contractor Agreement.

SUBCONTRACTOR LIST

Project: S. Ellen Jones Neighborhood Revitalization / Midtown Renaissance

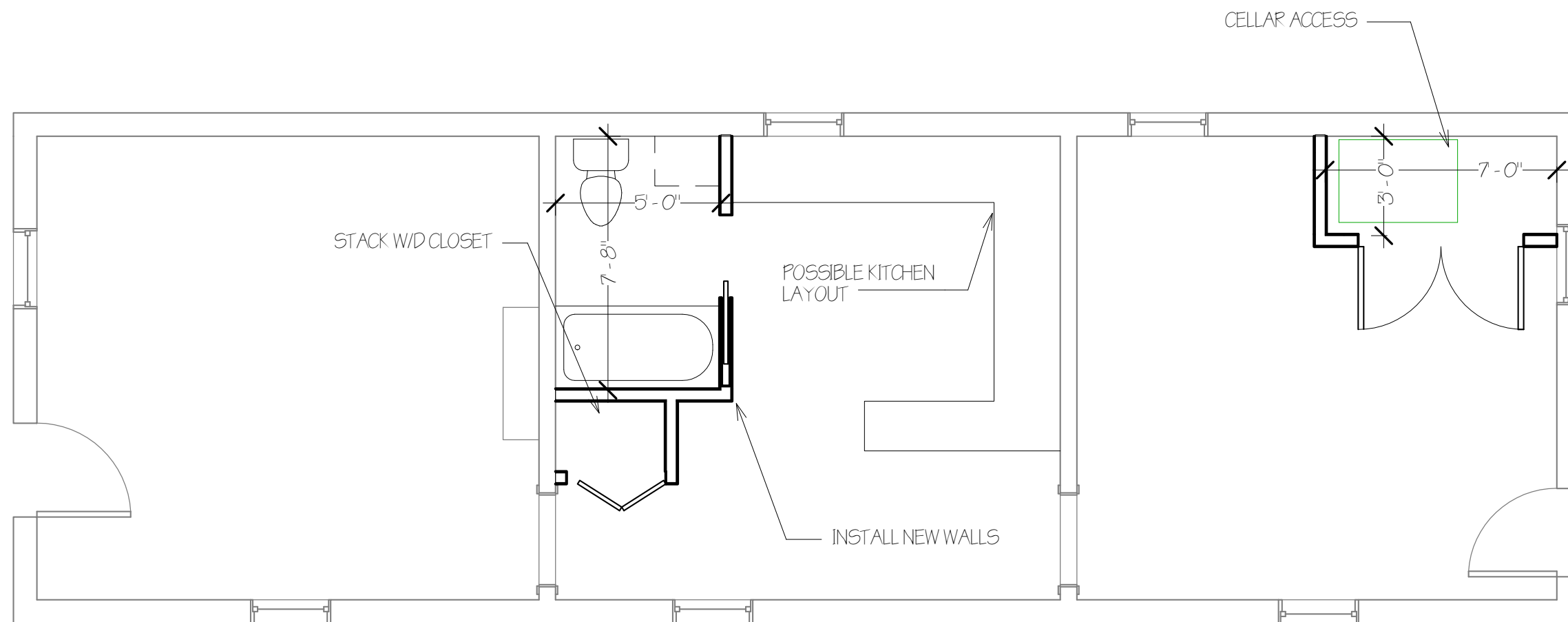
Property Address: _____

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



E
D
C
B
A

NUMBER	NOTES	DATE	7	6	5	4	3	2	1

- For Review
- Released for Construction
- Record Drawing

NEW ALBANY NSP
1219 CULBERSTON
AVE

DRAWN BY: JAA
APPROVED BY: JAA
DATE ISSUED: 6.18.10
SCALE: 1/4" = 1'-0"
NEW WORK
SH# A2.1

