



New Directions Housing Corporation

INVITATION TO BID RESIDENTIAL GENERAL CONTRACTOR NEEDED

Date: August 9, 2010

Project: Shelby Park Redevelopment

Property Address: 538 E. Saint Catherine Street, 536 E. Saint Catherine Street,
532 E. Saint Catherine Street and 530 E. Saint Catherine Street

Overview

New Directions Housing Corporation (hereafter NDHC) is seeking a qualified General Contractor with at least five years related experience to construct four (4) single-family homes on lots owned by NDHC in the Shelby Park neighborhood. The lots are on the 500 block of E. Saint Catherine Street. Once the General Contractor is selected, NDHC will work exclusively with this general contractor during all aspects of construction. NDHC will only execute one (1) contract with selected General Contractor. A Notice to Proceed issued by NDHC will start contract time.

Bids will be received until **4 p.m, local time, August 27th, 2010** by NDHC, 1000 E. Liberty Street, Louisville, KY 40204, at which time and place all bids will be privately and immediately opened 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 Street, Louisville, KY 40204, by appointment only, or online at www.ndhc.org

Questions concerning technical issues should be directed to:

Jeremy Angermeier
New Directions Housing Corporation
719-7136
jeremya@ndhc.org

A pre-bid conference will be held at 11 a.m. August 10, at Jackson Woods Apartments, Learning Center Conference Room, and 1027 S. Jackson St. Louisville, KY 40203

Monthly reporting is required for this project.

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.

NDHC is an equal opportunity employer is committed to affirmative action in the involvement of minority business to the maximum extent possible. NDHC encourages MBE firms or individuals to respond. Non-minority firms or individuals are requested to seek participation of local businesses as well as minority businesses as subcontractors, or in partnership arrangements with such businesses, to the maximum extent possible.



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The selected General Contractor will:

- Provide detailed and itemized cost estimates for each design
- Perform new construction of single-family residential structures on vacant lots
- Provide design improvements
- Schedule work for subcontractors, inspectors, etc
- Identify and utilize certified MBE/FBE/DBE sub-contractors
- Maintain health and safety standards on the job site
- Inspect all work to assure compliance with applicable local & state building codes, and that each job meets established NSP Construction Standards
- Complete jobs on time and within budget
- Arrange for delivery of construction materials and suppliers
- Identify and utilize economical suppliers
- Maintain records for monthly employment utilization reports for Section 3 and MBE/FBE/DBE monthly progress reporting.
- Issue request for proposals on all change orders and review for completeness
- Sign off on all invoices for materials and subcontractors
- Maintain properties during and (utilities, security, maintenance) for up to six (6) months after completion of work, or until sale to Qualified Homebuyer, whichever comes sooner

As the General Contractor you must provide required current proof of the required insurances. The preferred candidate will have excellent communication skills, will work with New Directions Housing Corporation professionally to achieve high standards of redevelopment and neighborhood impact, and will be able to deliver jobs on schedule and within budget.



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Contractors please note that all contracts under the NSP Program Initiative with NDHC will have to include a Performance and Payment Bond for 100% of the contract price.

A Complete Package includes the following items:

- A completed NDHC Contractor Application Packet (available online at <http://www.ndhc.org>)
- Evidence of Bonding Capacity
- Bids shall be stipulated lump sum
- Construction timetable
- A list of sub-contractors, businesses, and/or individuals that you intend to hire, with the full name, phone number, and address of each entity.
- Five (5) references of where you have done work where we can call the owner occupant living in the house and go see your work. Include the client's name, phone, address, and the scope of work performed at the site referenced
- Proof of Payment and Performance bonding capacity equal to Bid amount

Once you have been awarded the contractor, only the General Contractor will be required to have Umbrella Coverage

The majority of the construction work for this project will be located in Louisville's Smoketown and Shelby Park areas. NDHC is currently engaged in a separate owner-occupied rehabilitation project and in keeping with the mission of NDHC, a record of contractors or vendors in that project have been kept on file. In addition, information about subcontractors who have been hired from the neighborhood or area of focus will be kept in this project file.



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Evaluation Criteria

In reviewing and evaluating proposals, New Directions Housing will select a General Contractor based on a combination of the following:

- Performance Record
 - Contractors must have proven experience in jobs similar to size and scope of this project
- Pricing
- Financial Capability
 - Statement of bonding capacity
- Project Timetable
- Experience

Qualifications of business including:

 - Years in business
 - Demonstrated capability to complete projects similar to the projects proposed for the NSP program
 - Number of employees, field and office
 - Yearly volume of business
 - References given for work recently completed
 - Experience in historic preservation projects that adhered to Secretary of Interior's Standards for the Treatment of Historic Properties and/or the Historic District Design Guidelines: Louisville Metro
 - List any third party certifications that employees may have, i.e., LEED-certified remodeler, or other certifications
- Female and Minority Involvement

Preference will also be given to a General Contractor who intends to use local businesses near project area and Certified Minority and Women owned enterprises (MBE/WBE). General Contractors shall identify any sub contractors they intend to utilize for this project which are a certified MBE/WBE enterprise.

 - If your company or a sub contractor qualifies as a MBE/WBE, please provide certification letter from the State of Kentucky
- Section 3

Preference will be given to Section 3-qualified enterprises. General Contractors shall identify any sub contractors they intend to utilize for these projects which are a certified Section 3 enterprise.

 - If your company or a sub contractor qualifies as a Section 3 enterprise, provide certification of your Section 3 status.
 - If your company or a sub contractor may qualify but is not registered as a Section 3 enterprise the requirements for becoming a Section 3 enterprise can be found at Section 3 - Economic Opportunities - HUD at <http://www.hud.gov/offices/fheo/section3/section3.cfm>

Contract and Terms

The purpose of this RFP is to receive and evaluate proposals and pricing, to decide on (1) General Contractor to be hired by NDHC. NDHC will evaluate the proposals based on our own due



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diligence and internal cost estimates. No construction contracts will immediately be executed as a direct result of this RFP. After NDHC has received all applications or before the **due date of 4:00 p.m., August 27, 2010**, the Agency will select a General Contractor and notify all other applicants of possible future considerations.

Bid Deadline

Submit two paper copies of the NDHC Contractor Application and one electronic copy (PDF on USB flash memory stick, on CD, or e-mail PDF to michaelg@ndhc.org, in a clear and legible format no later than 4 p.m. August 27, 2010, to:

**All Bids must be received no later than 4:00 PM,
Friday, August 27th, 2010. Three (3) copies of the bid proposal shall be submitted to:**

Attention: Michael Gardner
New Directions Housing Corporation
1000 East Liberty Street
Louisville, KY 40204

Further information can be received at <http://www.ndhc.org/ShelbyParkNSP.htm>
Or in person at New Directions Housing Corporation 1000 E. Liberty Street

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.