

The Procurement Division of Knox County, Tennessee will receive sealed bids for the provision of **MORRISTOWN HOME PROGRAM FOR CAC** as specified herein. Bids must be received by **10:00 a.m. on February 9, 2023**. Late bids will be neither considered nor returned.

Deliver Bids to:

**Bid Number 3372
Knox County Procurement Division
Suite 100, 1000 North Central Avenue
Knoxville, Tennessee 37917**

The Bid Envelope must show the Company Name, Bid Number, Bid Name and Bid Opening Date.

ADDITIONAL INFORMATION: Knox County wants requests for additional information routed to Robert Mackey, Buyer, at 865-215-5754. Questions may be emailed to robert.mackey@knoxcounty.org.

AWARD: Contractor must be an approved vendor for the Home Rehabilitation Program prior to any workorders being awarded. For requirement, please use contact information listed above.

BID DELIVERY: Knox County requires bidders, when hand delivering bids, to time and date stamp the envelope before depositing it in the bid box. Knox County will not be responsible for any lost or misdirected mail sent by common carrier, nor will Knox County be responsible for submittals delivered to addresses other than the delivery address specified at the top of this solicitation. The time clock in the Procurement Division shall become the official record of time. Knox County shall not be responsible for technical difficulties experienced by vendors trying to register or submit their bid electronically less than twenty-four (24) hours prior to the bid opening time.

Solicitations must be in a sealed envelope/box prior to entering the Procurement Division office. Procurement Division personnel are not allowed to see the submittal nor assist in placing documents in an envelope/box. Additionally, the Procurement Division is not responsible for providing materials (e.g. envelopes, boxes, tape) for submittals.

CLOSURES: During periods of closure due to unforeseen circumstances in Knox County or closures at the direction of the Knox County Mayor, the Procurement Division will enact the following procedures in regard to solicitations and weather delays:

- If the Mayor closes the Administrative offices prior to the time set for solicitation opening of any business day, all solicitations due that same day will be moved to the next operational business day.
- Other unforeseen circumstances shall be at the sole discretion of the Procurement Director.
- Knox County shall not be liable for any commercial carrier's decision regarding deliveries during any unforeseen circumstances.

COMPLIANCE WITH ALL LAWS: Contractor is assumed to be familiar with and agrees to observe and comply with all federal, state, and local laws, statutes, ordinances, and regulations in any manner affecting the provision of goods and/or services, and all instructions and prohibitive orders issued regarding this work and shall obtain all necessary permits.

INTERPRETATION: No oral interpretation will be made to any bidder regarding the meaning of specifications or the Scope of Work. All questions are to be submitted in writing via email and will be answered in the form of an addendum to the solicitation by the Knox County Procurement Division, if applicable.

IRAN DIVESTMENT ACT: By submission of this bid, each bidder and each person signing on behalf of any bidder certifies, and in the case of a joint bid each party thereto certifies as to its own organization, under penalty of perjury, that to the best of its knowledge and belief that each bidder is not on the list created pursuant to Tennessee Code Annotated § 12-12-106.

NO BOYCOTT OF ISRAEL: Pursuant to Tennessee Code Annotated Title 12, Chapter 4, Part 1, by submission of a response to this solicitation, each bidder and each person signing on behalf of any bidder certifies, and in the case of a joint response each party thereto certifies as to its own organization, under penalty of perjury, that to the best of its knowledge and belief that each bidder is not currently engaged in, and will not for the duration of the contract engage in, a boycott of Israel.

PRE-BID CONFERENCE: A Pre-Bid Conference will be held on February 2, 2023 beginning at 11:00 am local time. This Pre-Bid Conference will be held at CAC Housing and Energy Services, L.T. Ross Building, 2247 Western Avenue, Knoxville, TN 37921. Vendors are encouraged to attend. However, attendance is not mandatory.

RIGHT TO INSPECT: Knox County reserves the right to make periodic inspections of the manner and means the service is performed or the goods are supplied.

VENDOR REGISTRATION: Prior to the opening of this bid, **ALL BIDDERS MUST** be registered with the Procurement Division. Please register on-line at our website at www.knoxcounty.org/procurement and click on "Online Vendor Registration." Vendors must be registered with the Procurement Division **prior** to submitting their bid.

These terms and conditions shall be part of the contract. Knox County reserves the right to negotiate other terms and conditions it deems appropriate and necessary under the circumstances to protect the public-trust. By submitting a bid, vendor agrees to these terms and conditions.

City of Morristown Homeowner Rehabilitation Program REHABILITATION WORK WRITE-UP BID FORM

Owner: _____ Date: 7/19/2022

Physical Address: _____

City: Morristown Zip Code: 37814 Grant Year: 2020

Administrator: Knoxville-Knox County CAC Grantee: City of Morristown

Year Built: 1983 If pre-1978, attach LBP Assessment Report. N/A

Will this property require LBP remediation? No

Formatted in conjunction with the Uniform Physical Condition Standards Checklist

GENERAL CONDITIONS

SCOPE OF WORK

It will be the responsibility of the contractor to meet the requirements of the currently adopted International Existing Building Code and all other applicable codes, regulations, and ordinances that apply to the jurisdiction where the work is being performed. The contractor shall obtain all necessary permits and inspections required by all laws, regulations, or public authority having jurisdiction. The contractor shall pay all permit fees, tap fees, temporary utility connection charges, and other expenses in connection therewith this project. The contractor shall obtain certificates of all inspections and submit a copy of each to the project administrator before final payment is made. All materials and construction shall be new unless otherwise specified, to comply with THDA's Minimum Design Standards and applied or installed in accordance with the manufacturer's specification. Minimum Design Standards located online at THDA.org.

CODE OF CONDUCT & WORK SITE

Contractor shall conduct themselves in a professional manner and maintain a neat and orderly job site at all times. Upon completion of daily work, contractor will organize materials and dispose of trash and construction debris broom swept. The Project Administrator may charge for labor services to clean job site if such services are required and implemented. Contractor is responsible for the actions of their sub-contractors and employees on the job site at all times. Contractor and their sub-contractors shall maintain normal working hours between 7 AM and 5 PM Monday through Saturday as to be respectful to owner and neighbors. No smoking or eating in the home at any time.

WARRANTY

The Contractor is required to provide the homeowner with all warranties and guarantees. This applies to everything installed on the job which carries a warranty or guaranty, i.e.; windows, faucets, etc. Failure to do so will be considered a breach of contract. Final pay request will not be approved until warranties are provided. The Contractor shall guarantee all workmanship and material for a year period from the *date* of owner's acceptance of all the work required by the contract.

CONTRACTOR MUST NOTIFY CAC HOUSING & ENERGY SERVICES WHEN THE PROJECT IS 50% COMPLETE TO SCHEDULE AN INTERIM INSPECTION.

ALL CHANGE ORDERS MUST BE PRE-APPROVED BY THE DIRECTOR OF CAC HOUSING & ENERGY SERVICES.

SITE

RETAINING WALLS

Repair retaining wall: Repair 10 linear ft of section in retaining wall at right side of driveway using Quikrete quick setting cement repair. Repaint 40 linear ft of retaining wall 2 ft in height.

\$ _____ \$ _____

PARKING/ DRIVEWAYS

Repair potholes: Repair 3 potholes in driveway right side using QPR Asphalt Patch or equal Product. 3- 50 lb. bags should cover repair. Clean out debris before installing Per manufacturers specifications.

\$ _____ \$ _____

BUILDING EXTERIOR

DOORS

Replace exterior door: Replace Door D-2 at Kitchen, Replace D-3 at Garage Side Entrance, Sizes to be verified by contractor before purchasing doors. D-3 will require some framing for new door. Exterior Doors shall be 1 3/4" thick 6 panel, steel material, or with limited panes of glass, insulated and be appropriately finished as recommended by the manufacturer. All exterior doors shall have a U-factor equal to or less than the requirements of the currently adopted State of Tennessee ICC Energy Conservation Code. All exterior doors, except sliding glass doors, shall have a lever key-lock latch and security accessories (eyelet peep hole and deadbolt). Measure to include all trim, caulking and paint needed to complete measure.

Install Storm Door: Install new storm door on D-2 at Kitchen and D-1 at Foyer Entrance. All exterior storm doors, if installed, shall be provided with a manufacturer's designation specifying the type of glass and the safety glazing standard with which it complies, which is visible at the final installation and shall have a storable glass and screen in the lower sash, as well as a self-closing device. Sizes to be verified by contractor before purchasing doors.

Weather strip: Install new weather-strip on D-1

\$ _____ \$ _____

ELECTRICAL

Replace GFI receptacle: Remove existing receptacle at exterior of D-2 install new GFI receptacle with weatherproof cover. Install new wall mounted light fixture at back door. (Replacement)

\$ _____ \$ _____

PATIO/ PORCH/ BALCONY

Porch: Remove and dispose of at land field existing 6' x 6' x 10" concrete slab at Door D-2. Install new 5' x 5' Porch all pressure treated materials, decking to be flush to bottom of door threshold. Porch to include steps, handrails and guardrails for elderly client. All material to be pressure treated. Must build to meet current code for city of Morristown. Handrails shall meet the grasp ability and

size standards in the International Residential Code. The existing height from threshold to ground is less than 30"

NOTE: there is gate you can drive a truck around to back of home.

\$ _____ \$ _____

ROOFS

Corrugated Pipe: Remove existing corrugated perforated pipe at right rear corner of home. Install new solid corrugated pipe from downspout to where it ties into ground, up to 10 linear ft. Measure to include connector for guttering and coupling for tying into pipe at ground.

\$ _____ \$ _____

WALLS

Siding Repair: Cut 1' off the bottom of T-11 siding on rear of home 38'-6" length. Install new T-1-11 siding as close to original pattern as possible & corner board. Install using galvanized fasteners, caulk seam, Repaint entire back wall of home 308 sqft. Apply two coats to wall with a premium exterior acrylic latex paint. Color to be chosen by client.

\$ _____ \$ _____

BUILDING SYSTEMS

DOMESTIC WATER

Replace Existing Water Spigot: Front of Home: Remove existing water spigot and install frost proof type water spigot according to manufacturer instruction and by local code office.

\$ _____ \$ _____

ELECTRICAL SYSTEMS

Plates: Install 2 Filler plates on open circuits in 200 amp GE Breaker panel in garage.

\$ _____ \$ _____

WATER HEATER

Pressure Relief Piping: Install Pressure relief Piping on existing electric water heater to current code.

Water Heater Insulation: Water heater storage tanks shall have a minimum R-10 Insulation blanket installed. Cover the top of the water heater with insulation. Install three zip tie straps (1st 6" from the top, 2nd in the middle, 3rd 6" from the bottom). Insulate the first 6 feet of hot and cold-water pipes from the water heater.

\$ _____ \$ _____

BATHROOM

BATHROOM

Toilet Replacement: Install KOHLER Highline White Elongated Chair Height 2-piece Water Sense Toilet 12-in Rough-In Size (Ada Compliant) Item #1323429 Model #K-78276-0. Measure to include new supply line and cutoff valve.

Vanity Replacement: Install Project Source 36-in White Single Sink Bathroom Vanity with White Cultured Marble Top Item #2694477 Model #R38 VBCU3618 available at Lowes or equal product

Install Lavatory Faucet: Faucet will be installed according the manufacturer instruction and by local code office. A lavatory faucet at a minimum will be all metal, single handle with new pop up drain. Measure to include new supply lines and drain assembly. "Delta Foundations Model #B510LF-PPU-ECO" or equal.

Install Shower Faucet (Single-Handle): Install Tub/Shower Faucet according to the manufacturer instruction and by local code office. Tub/Shower valve to be Delta Classic Model 134900-A Single-Handle Spray Tub and Shower Faucet in Chrome or equal brand.

Install ADA Grab Bar(s): Quantity 4: Grab bar(s) will be installed according the manufacturer instruction and by local code office. A grab bar(s) at a minimum to be stainless steel and have concealed screws, 1.50" diameter bar, 500 lbs. weight capacity, and be ADA compliant. The grab bar should be located at home owner's placement. The grab bar should be anchored using stainless steel screws in studs or using Secure Mount anchors that will provide optimal bracing behind walls with no studs available.

Install one 24" to the left of toilet, Install one 42" on long side of shower, install two 18" one on each end of shower.

Shower Replacement: Install 36"x 60" Dreamline Item # 468825 available at Lowes shower base with right hand drain or equal product. Measure to include drain assembly for shower and access panel where feasible.

Install 88 square feet of Water-resistant/ mold resistant gypsum board in area shower is to be installed. Must include insulation on exterior wall if needed.

Install Shower wall surround kit. Tub/ shower surrounds shall be 3-piece integral panels of plastic, fiberglass, or cultured marble minimum 72" above flood rim.

Install shower door Sterling Standard 65-in H x 54-in to 59-in W Framed Sliding Silver Shower Door (Patterned Glass) Item #788520 Model #660B-59S available at Lowes or equal product.

Install Medicine Cabinet: Install Medicine cabinet with mirror 16" wide by 20" tall (minimum) if in a full bath. Install per manufacturer instruction.

Install toilet paper dispenser & towel bar: Install Wall hung toilet paper dispenser and 24" (minimum) towel bar. Install per manufacturer instruction.

\$ _____ \$ _____

CEILING

Drywall repair: Measure to include 12 linear feet of drywall repair needed around perimeter of ceiling where drywall tape is coming loose before installing paint. Apply two coats to ceiling with a premium acrylic latex paint. 42 square feet. Color to be chosen by client.

\$ _____ \$ _____

ELECTRICAL SYSTEM

GFCI Receptacle: Remove existing receptacle, Install new GFCI receptacle near vanity. Install in accordance with manufacturer and local code office.

Switch Cover: Replace light switch cover.

Interior Lighting: Install new ceiling light fixture over vanity. (Replacement)

Replace existing Bath Exhaust Fan - 80 CFM & Venting: Bath fan will be installed according to the manufacturer's instructions and by local code office. Must have weatherproof termination fitting, a Backdraft damper installed at the fan housing or termination fitting. Measure to include venting per local code. Hampton Bay 80 CFM Ceiling Mount without light, Model#BPT13-14MG or equal.

\$ _____ \$ _____

FLOORS

Floor repair/replace: Floor is to include demolition and removal of old floor covering, subfloor, underlayment and fixtures in bathroom area. 42 square feet.

Measure to include up to 32 square ft of subfloor replacement. Use Advantech or equal. Subfloor must be installed even with existing subfloor.

Install new underlayment in accordance with manufacturer and the local code office. Install up to 42 square feet. This repair will be inclusive of removal of the existing vinyl floor covering and underlayment. Use Sure Ply or equal. Nail, screw, or staple underlayment every four inches along joist and use liberal application of construction adhesive. Fill and sand all joists, imperfections and hammer head marks.

Install Sheet Vinyl 42 square feet: Shall be Armstrong or equivalent minimum 10 mil wear layer. Provide product adhesive and underlayment as recommended by the manufacturer. All surfaces shall be clean, dry, and appropriate temperature during installation. Vinyl sheet flooring shall conform to the requirements of ASTM F 1303, Type I. Measure is to include the installation of baseboard trim stained or painted. Measure to include new floor register.

\$ _____ \$ _____

WALLS

Drywall Repair & Paint: Apply two coats to walls with a premium acrylic latex paint. Color to be chosen by client. 140 square feet of wall area. Measure to include minor drywall patching before installing paint.

\$ _____ \$ _____

KITCHEN

CEILING

Drywall Repair & Paint: Apply two coats to ceiling with a premium acrylic latex paint. 150 square feet. Color to be chosen by client. Measure to include 15 linear feet of drywall repair needed around perimeter of ceiling where drywall tape is coming loose before installing paint.

\$ _____ \$ _____

ELECTRICAL SYSTEM

wGFCI Receptacles: Remove existing receptacles around kitchen counter top area, Install new GFCI receptacles in these locations. Qty 4

\$ _____ \$ _____

FLOORS

Floor repair/replace: Floor is to include demolition and removal of old floor covering, underlayment & subfloor needed replacing. The kitchen base cabinets are in good condition and floor area around them appears to be solid so they will be left in place.

Measure to include up to 32 square ft of subfloor replacement at area entering hallway. Use Advantech or equal. Subfloor must be installed even with existing subfloor. To include framing as needed to level floor.

Install new underlayment in accordance with manufacturer and the local code office. Install up to 150 square feet. This repair will be inclusive of removal of the existing vinyl floor covering and underlayment. Use Sure Ply or equal. Nail, screw, or staple underlayment every four inches along joist and use liberal application of construction adhesive. Fill and sand all joists, imperfections and hammer head marks.

Install Sheet Vinyl 150 square feet: Shall be Armstrong or equivalent minimum 10 mil wear layer. Provide product adhesive and underlayment as recommended by the manufacturer. All surfaces shall be clean, dry, and appropriate temperature during installation. Vinyl sheet flooring shall conform to the requirements of ASTM F 1303, Type I. Measure is to include the installation of baseboard trim stained or painted.

Measure to include new floor register.

\$ _____ \$ _____

WALLS

Drywall Repair & Paint: Apply two coats to walls with a premium acrylic latex paint. 350 square feet. Color to be chosen by client. Measure to include minor drywall patching before installing paint.

\$ _____ \$ _____

BEDROOMS

CEILING

Attic Insulation: Install 924 square feet R-19 Fiberglass blown in insulation with 38 baffles to protect from entering soffit area. Install wooded hatch dam to protect insulation from falling into home when entering attic and to serve as an air barrier. Post Insulation certificate in attic at completion.

\$ _____ \$ _____

SMOKE DETECTOR

Smoke Detector(s): qty 6: Smoke detector(s) will be installed according the manufacturer instruction at locations dictated by local code office. The smoke detector(s) at a minimum will be battery operated and wireless-inter-connectable via radio frequency. "Kidde- Model #0919-9999" or equal. Provide smoke detectors and Fire Alarm Systems as required by NFPA 72, and the International Building, Residential and Fire Codes as adopted by the State of Tennessee. No bedroom door shall be more than eight (8) feet from a hallway smoke detector. Install devices per manufactures installation requirements. All detectors must comply with all state, county, and local codes.

Carbon Monoxide Detector: qty 2 – (one on each level): Specifications: Carbon monoxide detector(s) will be installed according the manufacturer instruction at locations dictated by local code office. The carbon monoxide detector(s) at a minimum will be battery operated. "Kidde- Model #21029717" or equal.

UL listed carbon monoxide detectors shall be installed outside each sleeping area in the immediate vicinity of all bedrooms if the dwelling contains fuel burning appliances or has an attached garage, as required by the currently State of Tennessee adopted ICC Residential and Building Code.

\$ _____ \$ _____

HALLWAY

CEILING

Drywall repair & Paint: Hallway - Apply two coats to ceiling with a premium acrylic latex paint. 65 square feet. Color to be chosen by client. Measure to include 20 linear feet of drywall repair needed around perimeter of ceiling where drywall tape is coming loose before installing paint.

\$ _____ \$ _____

ELECTRICAL SYSTEM

Ceiling Fan. Foyer Entrance Front Door: Ceiling fans shall be minimum 42" 4 paddle with light kit and. Fans shall be Energy Star qualified. Minimum 120 cfm/watt at medium speed setting. Fans shall have the ability to accept a CFL or LED bulb & extension chains.

\$ _____ \$ _____

FLOORS

Floor repair/replace: 65 square feet area Bulging/Buckling in center area of hallway which runs into living room area. Cut out section of flooring that is Bulging/Buckling and level area. Replace subfloor up to 32 square foot.

Remove existing carpet and trim

Install Laminate Wood Flooring: 72 square feet including hall closet. Composite panel(s) comprised of four main components: a high-pressure decorative laminate surface, an Aqua Resist high density fiberboard (HDF) core, a high-pressure balancing backer, and an attached high-density polyethylene underlayment. Typical size: 7.6" x 47.55" x .385". Aluminum locking system for glue-free installation. Wax-impregnated edges. The floor shall be resistant to stains and reagents. Color Chosen by client.

Measure to include all transitions needed leading into other doorways entrances. Measure to include installation of new baseboard trim stained or painted. Measure to include two new floor registers

\$ _____ \$ _____

STAIRS

Floor Repair/Replace: Stairs and Foyer Entrance. Remove Existing carpet from risers and treads. Remove existing vinyl Floor covering in Foyer area at front door entrance. Make all necessary floor preparations to insure smooth surface for installing laminate flooring. 100 square feet.

Install Laminate Wood Flooring: on stair treads, risers and foyer floor entrance. Composite panel(s) comprised of four main components: a high-pressure decorative laminate surface, an Aqua Resist high density fiberboard (HDF) core, a high-pressure balancing backer, and an attached high-density polyethylene underlayment. Typical size: 7.6" x 47.55" x .385". Aluminum locking system for glue-free installation. Wax-impregnated edges. The floor shall be resistant to stains and reagents. Color

Chosen by client. Measure to include all transitions needed leading into other doorways entrances, stair nosing trim, stair edging trim.

Measure to include installation of new baseboard trim stained or painted.

\$ _____ \$ _____

WALLS

Bulging/Buckling/Damaged/Trim/Paint/Water Stains/Mold/Mildew

Drywall repair & Paint: Hallway area and Foyer Apply two coats to walls with a premium acrylic latex paint.325 square feet. Color to be chosen by client. Measure to include minor drywall patching before installing paint.

\$ _____ \$ _____

LIVING ROOM

CEILING

Drywall repair & Paint: Living Room & Foyer Ceilings -Apply two coats to ceiling with a premium acrylic latex paint.300 square feet. Color to be chosen by client. Measure to include 25 linear feet of drywall repair needed around perimeter of ceiling where drywall tape is coming loose before installing paint.

\$ _____ \$ _____

ELECTRICAL SYSTEM

Receptacle & Outlet Cover: Replace Receptacle and outlet cover left wall entering living room area.

\$ _____ \$ _____

FLOORS

Floor Repair/Replace: Install Laminate Wood Flooring: 240 square feet. Remove existing carpet and trim.

Install Laminate Wood Flooring: Composite panel(s) comprised of four main components: a high-pressure decorative laminate surface, an Aqua Resist high density fiberboard (HDF) core, a high-pressure balancing backer, and an attached high-density polyethylene underlayment. Typical size: 7.6" x 47.55" x .385". Aluminum locking system for glue-free installation. Wax-impregnated edges. The floor shall be resistant to stains and reagents. Color Chosen by client.

Measure to include all transitions needed leading into other doorways entrances. Measure to include installation of new baseboard trim stained or painted.

\$ _____ \$ _____

WALLS

Drywall repair & Paint: Apply two coats to walls with a premium acrylic latex paint.392 square feet. Color to be chosen by client. Measure to include minor drywall patching before installing paint.

\$ _____ \$ _____

LAUNDRY AREA

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Clothes Dryer Venting: Install new dryer venting from dryer to termination, Measure to include new termination fitting made of vinyl. Measure to meet current code. Measure to include cutting existing

Rehabilitation Cost **Lead Based Paint Cost (If applicable)**

drywall ceiling out to install new venting and repairing back. 2 sqft area. Ceiling is unfinished.

\$ _____ \$ _____

ELECTRICAL SYSTEM

GFCI Receptacle: Replace existing electrical receptacle with GFCI. Behind washing machine.

\$ _____ \$ _____

GARAGE/ CAR PORT

ELECTRICAL SYSTEM

GFCI Receptacle: Install GFCI receptacle in 2 outlets in garage. The outlet above the garage door at opener is not operating and will have to be repaired for proper operation. This will require troubleshooting circuit.

\$ _____ \$ _____

GENERAL CONDITIONS

GENERAL CONDITIONS

Administrative/Fees/Insurance/Temporary/Rental Supplies/Mobilization

\$ _____ \$ _____

OVERHEAD & PROFIT

Reasonable and customary to base bid only

\$ _____ \$ _____

Rehabilitation Total: \$ _____ LBP Total \$ _____

Project Total Cost (Rehabilitation and LBP): \$ _____

Tools/ Equipment/ Fuel/ Maintenance/ Travel Allowances/ Benefits are not acceptable line item fees and will not be reimbursed or charged to the project.

Contractor: _____

License #: _____

Contractor Signature: _____

Date: _____