

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 3374
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: [REDACTED] Date: 11/14/2022

Physical Address: [REDACTED]

City: Morristown Zip Code: 37814 Grant Year: 2020

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

Year Built: 1978 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

WALKWAYS/ STEPS

Broken/Cracks/Settlement/Damaged/Missing or Damaged Handrails

Sidewalk: Install 25' sidewalk from front porch to driveway 3' wide to include a landing at steps coming off front porch of 3' wide steps.

\$ _____ \$ _____

BUILDING EXTERIOR

DOORS

Damaged/Frames/Thresholds/Hardware/Surface/Weather Stripping/Caulking/Storm Door

Exterior Door Replacement: Install storm door D-1, Exterior door replacement with storm doors D-2 & D-3.

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. a. Exterior Hardware: All exterior doors, except sliding glass doors, shall have a lever key-lock latch and security accessories (eyelet peep hole and deadbolt). b. Exterior Storm Doors: 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.

\$ _____ \$ _____

PATIO/ PORCH/ BALCONY

Damaged/Missing/Baluster/Railing/Decking/Surface/Cover

Front Porch Repair/Replace: Demo and reconstruct front porch, steps and railings, porch is 8' x 10'. The porch is 5' off the ground on the high end to the porch floor with a metal covered roof. From floor decking to ceiling it is 7' 7". Install stairs with railings down both sides of stairs. To include top plates & spindles on all handrails and guardrails.

All newly constructed steps shall conform to latest State of Tennessee adopted code requirements. All exterior wood shall have a minimum preservative retention rate of 25 percent for above ground applications and a minimum preservative retention rate of 40 percent for all wood in contact with the ground. Exterior wood decking shall consist of composite, natural durable wood or pressure treated wood material. Exterior wood stairs shall be constructed with properly treated dimensional lumber. Handrails shall be constructed of composite, natural durable wood or pressure treated wood material. Handrails shall meet the grasp-ability and size standards in the International Residential Code.

Deck Repair/Replace: Remove and replace 192 sqft of 5/4 pressure treated decking from upper deck on right side of home. The existing decking is ran in 16' lengths. Replace 75' on handrails/guardrails around perimeter of upper deck and down steps this includes open area on right side. To include top plates & spindles. To include replacement of bottom tread on existing stairs 3' wide.

Deck Repair/Replace: Remove and replace 50 sqft of 5/4 pressure treated decking on lower deck at open end.

\$ _____ \$ _____

ROOFS

Damaged/Soffit/Fascia/Vents/Drains/Membrane/Shingles/Gutters/Downspout/Ponding

Roof Replacement: Remove existing metal roof 1300 sqft that has been installed over 20 years that is leaking in several locations. Install new metal roofing 1300 sqft 29-gauge metal and guttering system 150 linear. Install 162 linear ft of fascia and rake metal, 162 ft solid soffit panels, install 80 sqft solid soffit panels front porch ceiling, 25 sqft vinyl siding on front gable. This is to include replacing up to 20 linear ft of rotten fascia before installing metal. To include up to 32sqft of decking replacement and all related material for metal roof replacement including ice and water shield, ridge cap, gable trim, eave trim, pipe boots & fasteners.

\$ _____ \$ _____

BUILDING SYSTEMS

DOMESTIC WATER

Leaking/Inadequate Water Supply/Broken/Inoperative/Hose Bibb

Exterior Hose Bib: Secure existing hose bib to foundation of home and seal hole around area.

\$ _____ \$ _____

ELECTRICAL SYSTEMS

Access/Damaged/Missing/Breakers/Covers/Wires/Corrosion/Evidence Water Leaks

Exterior Porch Light: Replace front porch light fixture shall have the ability to accept a CFL or LED bulb. Exterior porch light replacement will be installed according to manufacturer instruction and by local code office. Light, at a minimum, will be Acclaim lighting Builders choice Model # 5001BK/SD or equal. Measure to include LED bulb(s). Verify that circuit functions safely.

\$ _____ \$ _____

WATER HEATER

Inoperative/Leaking/Rust/Corrosion/Missing/TPRV/Vent/Chimney/Combustion Air

Pressure Relief Piping: Install pressure relief piping on electric water heater to meet code requirement.

\$ _____ \$ _____

BATHROOM

ELECTRICAL SYSTEM

Inoperative/GFCI/ Damaged/Missing/Wire/Cover Plates/Light Fixture/Evidence Water Leaks

GFCI Outlet: Qty 1 Install new GFI Circuit in bathroom at existing receptacle location. GFI Circuit/GFCI receptacle will be installed according to manufacturer instruction and by local code office. Verify that circuit functions safely.

Bathroom Exhaust Fan: Qty 1 Exhaust air from bathrooms and toilet rooms shall not be recirculated within a residence or to another dwelling unit and shall be exhausted directly to the outdoors. Exhaust

air from bathrooms and toilet rooms shall not discharge into an attic, crawl space, soffit vents or other areas inside the building. Ventilation systems shall be designed to have the capacity to exhaust the minimum air flow rate and mechanical exhaust capacity of 50 cfm intermittent or 20 cfm continuous, and may be of the exhaust, heat, or light types, or combo units.

\$ _____ \$ _____

FLOORS

Bulging/Buckling/Damaged/Missing/Covering/Tile/Deteriorated Subfloor/Water Stains

Shower/Tub Demolition: Remove existing tub/shower unit, toilet, vanity. Remove the subfloor section at tub area and floor covering dispose of all debris. Remove wall board around tub area. Measure to include up to 15 sqft of floor repair and underlayment as needed before installing new shower unit. Measure to include up to 88 sqft, ½” moisture resistant sheetrock in area new shower is to be installed to include insulation needed on exterior wall.

Subfloor Repair/Replace: Repair/Replace subfloor in accordance with manufacturer and the local code office. Replace up to 15 sqft. This repair will be inclusive of all blocking and ¾ inch subfloor. Use Advantech or equal. Subfloor must be installed even with existing subfloor.

Underlayment Replacement: Install new underlayment in accordance with manufacturer and the local code office. Install up to 60 sqft. This repair will be inclusive of removal of the existing vinyl floor covering and underlayment. Use SurePly or qual. 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.

Vinyl Flooring: Install new vinyl flooring in accordance with manufacturer and the local code office. Install up to 60 sqft. This repair will be inclusive of installation of vinyl floor covering and adhesive. Care shall be exercised to prevent damage to adjacent finishes. New vinyl Shall be Armstrong or equivalent minimum 10 mil wear layer. Vinyl is to be glued to entire floor and rolled. Any visible plywood seams and nail heads will not be accepted. Vinyl is to be installed as squarely as possible. Vinyl and underlayment are to project into doorways so that the break or threshold is directly beneath the door. Install all needed threshold strips & trim. Owner to approve style and color. Measure is to include base trim needed. To include new floor register.

Toilet Replacement: Remove and dispose of old toilet. Replacement Toilet(s) will be installed according the manufacturer instruction and by local code office. The toilet(s) at a minimum will 16.5 inches high, elongated high efficiency (1.28 gpf/4.8 Lpf). A toilet(s) is inclusive of toilet, wax ring, j-bolts, seat and braided stainless steel supply line. "American Standard Cadet FloWise Tall 2 piece 1.28 GPH - Model #3378.128ST.020" or equal. Measure to include escutcheon.

Install ADA Grab Bar(s): Quantity 3: 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 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 and plumbing required to install.

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.

Tub/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 (Home Depot), contact Project Supervisor to request substitution. Where feasible, an access door will be installed behind tub. Make all necessary connections to supply. **NO SUBSTITUTION WITHOUT APPROVED CHANGE ORDER**

Vanity Replacement: Install Project Source 24-in White Single Sink Bathroom Vanity with White Cultured Marble Top Model #R38 VBCU2418 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 cut off valves & escutcheon. "Delta Foundations Model #B510LF-PPU-ECO” or equal.

\$ _____ \$ _____

WALLS

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

Drywall Repair & Paint: Apply two coats to walls with a premium acrylic latex paint. Color to be chosen by client. 220 sqft of wall area 60 sqft ceiling. Measure to include minor drywall patching before installing paint.

\$ _____ \$ _____

KITCHEN

KITCHEN

Damaged/Missing/Cabinets/Countertop/Sink/Faucet/Plumbing/Appliances

Range: An electric shall be minimum 30” 4-burner with self-cleaning oven provided in a dwelling unit to match color with the refrigerator and dishwasher on all rehabilitation projects were identified in the PCNA (physical/capital needs assessment). They must also have an Energy Star Rating and Label on the equipment at the final inspection. Must remove and dispose of existing.

\$ _____ \$ _____

ELECTRICAL SYSTEM

Inoperative/GFCI/Damaged/Missing/Wire/Cover Plates/Light Fixture/Evidence Water Leaks

GFCI Outlets: Install 3 new GFI Circuit in Kitchen. GFI to be installed at current receptacle

locations. GFI Circuit/GFCI receptacle will be installed according to manufacturer instruction and by local code office. Verify that circuit functions safely.

Ceiling Fan: Replace existing 4' fluorescent fixture in overhead to Ceiling fans shall be minimum 42" 4-paddle with light kit located in all bedrooms and a 52" 5 paddle with light kit in the living room. 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. To include any drywall repair under existing light.

\$ _____ \$ _____

FLOORS

Bulging/Buckling/Damaged/Missing/Covering/Tile/Deteriorated Subfloor/Water Stains

Underlayment Replacement: Install new underlayment in accordance with manufacturer and the local code office. Install up to 180 sqft. This repair will be inclusive of removal of the existing floor covering and underlayment. Use SurePly or qual. 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.

Vinyl Flooring: Install new vinyl flooring in accordance with manufacturer and the local code office. Install up to 180 sqft. This repair will be inclusive of installation of vinyl floor covering and adhesive. Care shall be exercised to prevent damage to adjacent finishes. New vinyl Shall be Armstrong or equivalent minimum 10 mil wear layer. Vinyl is to be glued to entire floor and rolled. Any visible plywood seams and nail heads will not be accepted. Vinyl is to be installed as squarely as possible. Vinyl and underlayment are to project into doorways so that the break or threshold is directly beneath the door. Install all needed threshold strips & trim. Owner to approve style and color. Measure is to include base trim needed. Measure to include pantry area. And two floor registers.

\$ _____ \$ _____

WALLS

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

Drywall Repair & Paint: Bedroom #1. Apply two coats to walls with a premium acrylic latex paint. Color to be chosen by client. 352 sqft of wall area 125 sqft ceiling. Measure to include up to 16 sqft drywall repair before installing paint.

\$ _____ \$ _____

HALLWAY

HALLWAY

Damaged/Missing/Closet/Attic Access/Egress

Handrails: Stairway to basement. Install 2 – 12' handrails down each side of stairs to basement area from kitchen. Handrails shall meet the grasp-ability and size standards in the International Residential Code. Secure base of existing stairs to basement floor.

\$ _____ \$ _____

LIVING ROOM

WINDOWS

Cracked/Broken/Missing/Panes/Sill/Caulking/Hardware/Paint/Water Stains/Screens

Window Replacement: W-1 in Living Room. All window frames must be solid vinyl. Double hung or Single hung type to have at a minimum the lower sash able to slide with a removable bug screen. All glazing shall be double-paned with low E with Argon. The vapor seal on the glazing must have a minimum ten-year warranty. All windows shall have a minimum one-year warranty on the operation of the International Energy Conservation Code as currently adopted by the State of Tennessee.

\$ _____ \$ _____

BASEMENT ROOM

ELECTRICAL SYSTEM

Inoperative/GFCI/Damaged/Missing/Wire/Cover Plates/Light Fixture/Evidence Water Leaks

Relocate Washer/Dryer: Basement Area - Relocate washer and dryer to opposite wall where open plumbing is existing. Install washing machine box, tie in existing hot and cold lines with cut off valves. Relocate 240 volt 30 amp and 120 volt 20 amp circuit from panel box to new location of washer and dryer to include new receptacles for each GFI for washer. Disconnect old power where washer and dryer is being moved from. Disconnect drain hookup and water supply from old location. Install new dryer vent with termination to exterior of home. Close up old dryer venting termination on interior and exterior of home.

Repair: In basement area, remove old exposed wiring to existing junction boxes in unfinished ceiling in basement area. Install switch at base of stairs to control new lighting being installed.

Install Interior Lights: Qty 4 equally spaced in basement area. Interior light replacement will be installed according to manufacturer instruction and by local code office. An interior light, at a minimum, will be 13" with ceiling flush mount with globe and LED bulbs. Verify that circuit functions safely.

Electrical Cover Plate: Install up to 8 electrical covers where missing in basement area of home.

\$ _____ \$ _____

SMOKE DETECTOR

Damaged/Missing/Inoperative/Non-Compliant

Smoke Detector(s): qty 5 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)

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

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.

\$ _____ \$ _____

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: _____