

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 3375  
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](mailto: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](http://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: 8/5/2022  
 Physical Address: \_\_\_\_\_  
 City: Morristown Zip Code: 37813 Grant Year: 2020  
 Administrator: Knoxville-Knox County CAC Grantee: City of Morristown  
 Year Built: 1957 If pre-1978, attach LBP Assessment Report. Yes  
 Will this property require LBP remediation? Yes

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](http://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.**

**BUILDING EXTERIOR**

**DOORS**

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

Replace exterior door: Replace Door D-2 at Kitchen, Replace D-3 at Carport Side Entrance, Sizes to be verified by contractor before purchasing doors. 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-1,D-2, D-3. 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

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**ROOFS**

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

Demo: Remove existing guttering and downspouts on back of home.

Fascia Board: Replace up to 20 linear ft of fascia board on right side to include any rafter tail repairs needed, Re-install new coil stock metal over area repaired.

Gutter Replacement on back of home: Install 70 linear feet oversized white aluminum continuous guttering (4" x 5") and oversized aluminum downspouts (3" x 4"). Install per the manufacturer's requirements and by local code office. Downspouts discharging directly onto a roof surface or into another gutter shall occur only with the prior approval of the Project Supervisor. The elbows at the discharge end of the downspout shall aim water in line with the reasonable placement of the splash blocks which are included in the gutter installation.

Gutter Repair on front of home: Replace 10 ft downspout on front right corner with elbow. Install elbow fitting on left side downspout.

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**BUILDING SYSTEMS**

**DOMESTIC WATER**

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

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

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**HVAC**

*Inoperative/Noisy/Vibrating/Leaking/Rust/Corrosion/Missing/Vent/Chimney*

New Replacement HVAC System 2 Ton Heat Pump Package Unit: All units shall have a central HVAC system comprised of a split system heat pump or a package unit with emergency heat strips for heating and cooling using high efficiency equipment. Units shall consist of a system air conditioner and furnace. Split System Heat pump/ AC systems shall have a minimum SEER (Seasonal Energy Efficiency Rating) rating of 14 with a minimum HSPF (Heating Seasonal Performance Factor) rating of 8. Fuel oil, gas fired furnaces and boilers shall have an Annual Fuel Utilization Efficiency (AFUE) equal to or greater than ninety-two percent (92%). Packaged A/C and Heat Pumps shall have a minimum SEER (Seasonal Energy Efficiency Rating) rating of 14 with a minimum HSPF (Heating Seasonal Performance Factor) rating of 8.0. Fuel oil, gas fired furnaces and boilers shall have an Annual Fuel Utilization Efficiency (AFUE) equal to or greater than eighty percent (80%). Electric-resistance-only heat systems are prohibited. Prefer direct vent on gas furnace or sealed combustion. Contractor to provide manufacturers 10-year Parts and Labor Warranty registered in the homeowner's name. All HVAC Systems shall be sized by using the ACCA Manual J, S and D as required by the state adopted International Residential Code, and these reports to be maintained and on file if requested by THDA.

Duct System-Replacement-1033 square ft conditioned area:Duct system can be a mix of; hard duct main trunk lines (sheet metal) from the air handlers with flex duct branching out to the individual vents. All duct must be insulated with a minimum requirement of the State of Tennessee adopted current ICC Energy Codes, and installed per SMACNA (Sheet Metal and Air Conditioning Contractors' National Association) standards. All joints and connections shall be sealed tight compliant with UL 181 and pass pressure testing. All supply ducts shall have individual dampers enabling supply air adjustments at each register grill and repositioning damper. All completely replaced HVAC systems and ducts shall be Tested and Balanced within 20% of the ACCA Manual J, S, and D calculations, and pass a "Duct Blaster" test for duct tightness, and these reports to be maintained and on file if requested by THDA. All individual HVAC systems shall be controlled by a digital programmable thermostat, as required by the currently adopted State of Tennessee ICC Energy Code.

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**BATHROOM**

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*Cabinets/Top/Sink/Plumbing/Tub/Shower/Ventilation/Water Closet/Accessories*

Toilet Replacement: Install KOHLER Highline White Elongated Chair Height 2-piece Water Sense Toilet 12-in Rough-In Size (Ada Compliant) Item #1323429Model #K-78276-0. To include supply link, cutoff & escutcheon.

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.

**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 Shower Faucet in Chrome or equal brand.

**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.

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.

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**ELECTRICAL SYSTEM**

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

**GFCI Outlet(s):** Install new GFI Circuit in Bathroom GFI Circuit/GFCI receptacle will be installed according to manufacturer instruction and by local code office. Verify that all circuit functions safely. Where existing receptacle is in wall area.

**Bath Exhaust Fan:** 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. Must be vented to outside to include termination fitting. Exhaust vent piping shall be insulated.

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**FLOORS**

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

**LEAD HAZARD CONTROL:** Bathroom Floor- 45 square ft  
**LOW DUST**

Provide occupants protection and work site preparation in accordance with Table 8.1 of the 2012 HUD Guidelines for Evaluation Control of Lead-Based Paint Hazards in Housing.

**LEAD HAZARD CONTROL - CLEAN TO CLEARANCE -** After completion of all lead hazard reduction activities, wet mist, fold and remove all containment polyethylene sheeting. HEPA vacuum all visible surfaces including walls, floors, ceilings and window troughs from the top down. Detergent scrub all horizontal surfaces in small sections using a 3-bucket system, changing rinse

water every 250 SF. Completely rinse with clean water and new equipment. After surfaces are dry, HEPA vacuum all visible surfaces except ceiling.

**LEAD HAZARD CONTROL - BATHROOM FLOOR**

Remove up to 45 square ft of ceramic floor tile & Existing Bath Tub

NOTE: floor tile and tub have tested positive for lead greater than 1.0 mg/cm<sup>2</sup> as measured by XRF. The measure is to Include removal of existing subfloor down to joist 45 square ft. Contractors are expected to conduct activity and complete the project specifications with a high standard of craftsmanship and to follow lead-safe work practice with appropriate containment and personal protective equipment.

Repair Floor Area in Bathroom: Measure is to include framing in area where wall is replaced to include all joist, bracing and subfloor in bathroom area up to 45 sqft. area. Use Advantech or equal. Subfloor must be installed even with existing subfloor.

Floor Insulation with Floor Repair/Replacement: up to 45 square ft: Install per the manufacturer's requirements and by local code. Install R-19 Floor insulation in the floor repair/replacement area. Install insulation rods 16" o.c. to secure.

Underlayment Replacement: Install new underlayment in accordance with manufacturer and the local code office. Install up to 45 square feet. 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.

Sheet Vinyl: 35 square ft 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.

Baseboards: Install new baseboards in accordance with manufacturer and the local code office. Install up to 12 linear feet. This repair will be inclusive of installation of wood, caulked, and painted.

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**WALLS**

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

Demo Bathroom Walls: Remove 125 sqft. of ceramic tile from wall areas in the bathroom. Remove up to 180 sq. ft of drywall in bathroom wall area.

NOTE: this is adjacent to kitchen wall being addressed. The reframing and drain plumbing are addressed in kitchen section of work scope.

Install Sheetrock: Install up to 184 sqft. of ½ moisture resistant sheetrock finished and paint ready in areas that will be painted. The area in shower area will have FRP Panel installed. Measure is to include up to 40 sqft. wall insulation on exterior wall from ceiling to subfloor.

Install FRP Panels:100 square ft – In the shower area: Install surround over wallboard consisting of white .090 FRP panels cut to 72” above flood rim. Install composite white FRP divider molding between sheets on a flat run, FRP cap molding around exposed edges and FRP inside molding in all vertical corners. Caulk all joints with white silicone caulk for water proof seal. Seal FRP panels to sheetrock backing with Liquid Nails FRP adhesive. Measure to include Corner soap dish Model SS07211.010 available at Lowes or equal product.

Repaint wall areas 100 sqft. and ceiling 43 sqft. of bathroom: Measure is to include any minor drywall repair before painting. Install 2 coats of acrylic latex on walls and ceilings.

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**WINDOWS**

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

Window Replacements(s): Bathroom Window-Obscure Glass: Install replacement windows (SEE DIAGRAM) according the manufacturer instruction and by local code office. Use vinyl, double-paned units with Low E glass and Argon filled. The glazing seal must have a ten-year manufacturer’s warranty. All windows must have a National Fenestration Rating meeting the minimum energy code requirements for North Central Zone, Energy Star Rated. Windows shall have a U-Factor equal to or less than < 0.30 and an SHGC Rating equal to or less than < 0.40.

Installation of window(s) is inclusive of all necessary wrapping exterior trim with coil stock, interior trim and casing. Finish new wood as per existing wood-work. Caulk around the entire unit with a non-hardening acrylic and latex caulk. Window style is to match existing as close as possible. All new windows to have screens. All moveable sashes are to have screens. To include trim as needed to complete measure. NOTE: It is the contractor’s responsibility to verify all measurements before ordering windows and to verify any code requirements for the project. Must follow RRP Rules if home is pre-1978. Must leave stickers on windows till CAC Post Inspection has passed.

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**KITCHEN**

**KITCHEN**

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

Install New Kitchen cabinets: Install 12 linear ft of base cabinets with counter top and 18 linear ft of wall cabinets. Cabinet fronts shall be made of solid wood (not particleboard); doors, draws and fronts shall be factory finished. Cabinet ends shall be finished with appropriate veneer. All cabinets shall be Kitchen Cabinet Manufacturers Association (KCMA) approved. Tops shall be post form plastic laminate, bullnose front edge, rolled backsplash, finished exposed ends and sealed at the cut out for sink, and the backsplash at the wall. Any other types of countertops must be approved by THDA.

Install Kitchen Sink: Sinks shall be a minimum eight inches (8”) deep, 33 x 20 stainless steel double bowl. To include basket strainers, drain assembly & escutcheon.

Kitchen Faucet: Faucet will be installed according the manufacturer instruction and by local code office. A kitchen faucet at a minimum will be all metal, single-handle with sprayer. Measure to include new supply lines from faucet to stop valve. "Delta Foundations Single Handle with Sprayer Model # B4410LF" or equal.

Refrigerator: A refrigerator shall be minimum 18 cubic foot frost free provided in all dwelling units to match color with the dishwasher and range on all projects where identified in the PCNA (physical/capital needs assessment). All refrigerators must be Energy Star qualified. The Energy Star mark must be clearly marked on the front/top of the product, clearly displayed in product literature and listed on the manufacturer's Internet site.

Dishwasher: A dishwasher shall be 24" under counter mount unit to match manufacturer and model line with the refrigerator and range including new construction and rehabilitation projects where identified in the PCNA (physical/capital needs assessment). Standard dishwashers shall use less than 4.25 gallons per cycle and 295 kWh per year. All dishwashers must be Energy Star qualified. The Energy Star mark must be clearly marked on the front/top of the product, clearly displayed in product literature and listed on the manufacturer's Internet site.

Range: An electric or gas range shall be minimum 30" 4 burners with self-cleaning oven provided in all dwelling units to match color with the refrigerator and dishwasher on all rehabilitation projects where 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.

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**ELECTRICAL SYSTEM**

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

GFCI Outlets: Specifications: Install 2 new GFI Circuit in Kitchen GFI Circuit/GFCI receptacle will be installed according to manufacturer instruction and by local code office. Verify that all circuit functions safely. NOTE: where existing receptacle is in wall area now and new one for dishwasher.

Kitchen Exhaust Fan: Remove existing non-operable exhaust fan in wall behind stove. There is currently power on this circuit. Re-route existing wiring inside wall straight up wall area into new cabinet with installed in electrical box. Install new kitchen exhaust fan vented to outside area of home to include termination fitting. All units shall be equipped with a minimum 200 CFM range hood. All range hoods shall be Energy Star qualified. Hood shall have a light with the ability to accept a CFL or LED bulb. Exhaust vent piping shall be insulated.

Measure to include repairing wall area where old exhaust fan was removed with drywall and have smooth and paint ready.

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**FLOORS**

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

Demo in Kitchen: Remove existing Cabinets from base and wall areas. There is 12 linear feet of base cabinets and 18 ft of wall cabinets. Demo kitchen floor which will consist of trim and floor covering removal and removing up to 128 sqft. of rotten subfloor. Remove the wall behind kitchen sink base this is up to 72 square ft, this is to include drywall and framing, keep existing electrical circuits intact for re-installation.

Remove exiting drain pipe inside wall that is currently leaking: Reframe new wall up to 72 sqft. which is to include re-installing existing electrical circuits, Replumb drain system in the wall area to

include kitchen sink, bathroom vanity and new shower drain. Measure to include venting for drain system if needed to terminate roof. The measure is to include running plumbing needed for new dishwasher hookup. The new PVC is to tie into the existing soil pipe in crawlspace area. Install up to 72 sqft. of ½ moisture resistant sheetrock finished and paint ready at sink base wall area. The plumbing measure is to include installing new hot and cold water shut off valves at the installation of the new base cabinets for sink and running supply lines for shower back in place for faucet hook up. All plumbing replaced is to meet current code requirement.

**Repair Floor Area in Kitchen:** Measure is to include framing in area where wall is replaced to include all joist, bracing and subfloor in kitchen area up to 128 sqft. area. Use Advantech or equal. Subfloor must be installed even with existing subfloor.

**Floor Insulation with Floor Repair/Replacement: up to 150 square ft.**  
 Specifications: Install per the manufacturer's requirements and by local code. Install R-19 Floor insulation in the floor repair/replacement area. Install insulation rods 16" o.c. to secure.

**Underlayment Replacement:** Install new underlayment in accordance with manufacturer and the local code office. Install up to 165 square feet. 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.

**Sheet Vinyl:** 165 sqft. 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.

**Baseboards:** Install new baseboards in accordance with manufacturer and the local code office. Install up to 25 linear feet. This repair will be inclusive of installation of wood, caulked, and painted.  
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**WALLS**

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

**Drywall Repair & Paint:** Repaint wall areas 432 sqft. and ceiling 165 sqft. of kitchen. Measure is to include any minor drywall repair before painting. Install 2 coats of acrylic latex on walls and ceilings.  
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**BEDROOMS**

**SMOKE DETECTOR**

***Damaged/Missing/Inoperative/Non-Compliant***

**Smoke Detectors: qty 4:** Smoke detectors will be installed according the manufacturer instruction at locations dictated by local code office. The smoke detectors at a minimum will be battery operated and wireless-inter-connectable via radio frequency. "Kidde- Model #0919-9999" or equal.  
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**HALLWAY**

**CEILING**

*Bulging/Buckling/Cracks/Holes/Peeling/Damaged/Missing/Tile/Panels/Water Stains*

Attic Insulation: Install 1033 square feet R-19 Fiberglass blown in insulation with 38 baffles to protect from entering soffit area. Install dam around carport non-conditioned area. Post Insulation certificate in attic at completion.

Replace attic access ladder located in open carport area: Item #762710 or equal, available at Lowes.

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**LAUNDRY AREA**

**ELECTRICAL SYSTEM**

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

GFCI Outlet: Laundry: Install new GFI Circuit in Laundry. GFI Circuit/GFCI receptacle will be installed according to manufacturer instruction and by local code office. Verify that all circuit functions safely.

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**GENERAL CONDITIONS**

**GENERAL CONDITIONS**

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

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**OVERHEAD & PROFIT**

*Reasonable and customary to base bid only*

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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: \_\_\_\_\_