

The Procurement Division of Knox County, Tennessee will receive sealed bids for the provision of **HOME REHABILITATION PROGRAM FOR CAC** as specified herein. Bids must be received by **10:00 a.m. on March 21, 2024**. Late bids will be neither considered nor returned.

Deliver Bids to:

**Bid Number 3545
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, Senior 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 or Suites other than the delivery address or Suite 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.

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.

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.

UNFORSEEN CIRCUMSTANCES: 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.

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.



WORK ORDER
KNOX COUNTY HOME REHABILITATION PROGRAM
BID WITH LEAD HAZARD CONTROL

WORK ORDER ID#: 2022CN0048

Date: 2/9/2024

Corryton, TN 37721

Year Built: 1950

PROJECT SUPERVISOR: Nathaniel Gardner

CONTRACTOR: _____

LEAD HAZARDS WERE PRESENT AT THE SUBJECT PROPERTY. INTERIM CONTROLS/ABATEMENT MUST BE PERFORMED BY QUALIFIED PROFESSIONAL AS PER HUD LEAD SAFE HOUSING RULE USING LEAD SAFE WORK PRACTICES. CLEARANCE WILL BE REQUIRED AT PROJECT COMPLETION.

ALL CHANGE ORDERS MUST BE PRE APPROVED BY THE DIRECTOR HOUSING AND ENERGY SERVICES.

GENERAL REQUIREMENTS AND STANDARDS:

The construction shall be accomplished without undue delay and with minimum inconvenience to the owner. All materials and products used shall be new unless otherwise specified, and applied or stalled in accordance with the manufacturer's specification and the Rehabilitation Specifications. Reference in these Specifications to any article, device, products, material, or fixture by name, make or catalogue number shall be interpreted as establishing a standard or quality. The contractor shall furnish all materials, labor, equipment, and services to perform all work in these Specifications by established building and construction practices, proceeding promptly to complete said work in the specified time so stated in the contract documents. The contractor shall obtain all necessary licenses and permits before work commences. *All work shall be carried out pursuant to the currently adopted Federal, State, City of Knoxville, and Knox County Tennessee codes and ordinances as applicable.* Mechanical, plumbing and electric contractors or subcontractors shall be licensed by the State of Tennessee. A copy of this license is to be provided to CAC. At the completion of the designated work, the contractor shall remove all temporary construction equipment, salvage materials, trash, and other debris and dispose of legally, leaving the area for which the contractor is responsible in a neat condition. Cleaning of fixtures, doors, and windows, installed under this work, shall be the responsibility of the installing Contractor.

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 final inspection and one year from the time of completion of any warranty work.

LEAD HAZARD CONTROL

MEASURE #1

Item #1 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.

Item #2 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.

***Laundry Room window Sill W13

ITEM	L	M	DESCRIPTION	UNITS	AMT.	UNIT COST	TOTAL
1	X		Labor	EA	1		
1		X	Materials	EA	1		
2	X		Labor	EA	1		
2		X	Materials	EA	1		
					MEASURE 1 TOTAL		

LEAD HAZARD CONTROL

Measure #2

Item #1 Interior Cased Opening Doorway - Stabilize: Kitchen Sitting Room Cased Doorway:

Specifications: After establishing any required floor containment with polyethylene sheeting, mist deteriorated paint with water to the point of saturation. Wet scrape door, frame, jambs and trim on both sides with curved draw scrapers. Feather edges with a wet, 100-grit sponge sanding block. Detergent wash, rinse, allow to dry and HEPA vacuum any paint chips, dust and debris. Spot prime and apply two coats with owner's choice of premium acrylic latex.

Item #2 Window Replacement(s): Vinyl Siding - Double Hung, Double Glazed Window: W12

Specifications: After establishing any required floor containment with polyethylene sheeting, wet mist, remove and wrap in polyethylene sheeting and dispose of entire existing wood window. Mist defective paint on remaining components with water to the point of saturation. Wet scrape interior and exterior casing, stool/sill, frame and associated trim. Wash with detergent solution, rinse, allow to dry and HEPA vacuum any paint chips, dust and debris. Prime sill and interior window components. with top quality oil-based primer. Prime and paint all scraped areas with premium acrylic latex top coat (color to be selected by owner). Field measure, fabricate and install a dual glazed, thermal break, vinyl sliding replacement window including all necessary painting, caulk, trim, metal and screen. Clean glass. (All windows should meet current Building Codes on placement of tempered glass windows and energy efficiency ratings.) Contractor to verify sizes before ordering windows.

ITEM	L	M	DESCRIPTION	UNITS	AMT.	UNIT COST	TOTAL
1	X		Labor	EA	1		
1		X	Materials	EA	1		
2	X		Labor	EA	1		
2		X	Materials	EA	1		
					MEASURE 2 TOTAL		

EMERGENCY REPAIR

MEASURE #3

Item #1 Demo Floor Area for Replacement: Laundry extending approximately 30SQft into sitting room

Specifications: Demo and take to an approved landfill.

*Measure to include removing items from laundry room to complete work and re-installing

*Measure to include Removal and reinstallation of water heater

Item #2 Repair Supply Line:

Specifications: *Measure written for 5 LF of Pex. Plumbing repair to be completed at time of the floor repair.

Contact CAC Project Supervisor at time of floor demo for site visit, and verification of specs for plumbing repair.

* In addition the contractor will be required to take in progress photos of the plumbing repair BEFORE proceeding with the floor replacement.

*Measure to be completed first, along with floor repair.

***Plumbing repair to be completed first, followed by installing subfloor and covering.**

Item #3 Subfloor Repair/Replace: Laundry extending approximately 30 sq ft into sitting room

Specifications: Repair/Replace subfloor in accordance with manufacturer and the local code office. Replace up to 203 square feet. This repair will be inclusive of all blocking and ¾ inch subfloor. Use Advantech or equal. Subfloor must be installed even with existing subfloor. CONTACT CAC IF JOIST REPAIR IS NEEDED.

THE CONTRACTOR IS REQUIRED TO FURNISH CAC WITH PHOTOS OF THE DEMOLITION RESULTS AND EACH STAGE OF THE FLOORING REPAIRS WITH THE INVOICE FOR THIS WORK.

ITEM	L	M	DESCRIPTION	UNITS	AMT.	UNIT COST	TOTAL
1	X		Labor	EA	1		
1		X	Materials	EA	1		
2	X		Labor	LF	5		
2		X	Materials	LF	5		
3	X		Labor	SQFT	203		
3		X	Materials	SQFT	203		
					MEASURE 3 TOTAL		

EMERGENCY REPAIR

MEASURE #4

Item #1 Underlayment Replacement: Laundry extending approximately 30SQft into sitting room

Specifications: Install new underlayment in accordance with manufacturer and the local code office. Install up to 203 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.

THE CONTRACTOR IS REQUIRED TO FURNISH CAC WITH PHOTOS OF THE DEMOLITION RESULTS AND EACH STAGE OF THE FLOORING REPAIRS WITH THE INVOICE FOR THIS WORK.

Item #2 Vinyl Flooring: Laundry extending approximately 30SQft into sitting room

Specifications: Install new vinyl flooring in accordance with manufacturer and the local code office. Install up to 203 square feet. 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 to be a minimum of 30 mil wear surface. 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. Owner to approve style and color.

Item #3 Floor Replacement: Baseboards:

Specifications: Install new baseboards in accordance with manufacturer and the local code office. Install up to 52 linear feet. This repair will be inclusive of installation of wood, caulked, and painted.

ITEM	L	M	DESCRIPTION	UNITS	AMT.	UNIT COST	TOTAL
1	X		Labor	SQFT	203		
1		X	Materials	SQFT	203		
2	X		Labor	SQFT	203		
2		X	Materials	SQFT	203		
3	X		Labor	LF	52		
3		X	Materials	LF	52		
					MEASURE 4 TOTAL		

EMERGENCY REPAIR

MEASURE #5

Item #1 Window Replacements(s): W-6,W-15,W-9

Specifications: 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.

ITEM	L	M	DESCRIPTION	UNITS	AMT.	UNIT COST	TOTAL
1	X		Labor	EA	3		
1		X	Materials	EA	3		
					MEASURE 5 TOTAL		

EMERGENCY REPAIR

MEASURE #6

Item #1 Electrical Upgrade:

Specifications: Update electric entrance: Install new 200 Amp breaker type meter and service entrance center to current electrical codes. Installation of a new 200 Amp breaker type meter center and service. Entrance to code includes all necessary components required by the Electrical Inspector for code compliance, including service entrance, mast, breakers, and pop box. All circuits shall be marked in permanent ink within the panel box. Provide the homeowner with any warranties applicable. The Contractor shall be responsible for verifying proper operation of existing circuits and fixtures within this scope of work prior to the start of the work and for informing the Project Supervisor of any devices, not covered otherwise by this contract, that do not function properly at that time. Failure to do so may subject the contractor to absorb the cost of repairing all items not operable at final inspection.

All wiring is to be installed by licensed electrical contractors and is to be in compliance with all requirements of the local electrical code. The bid price is to reflect all installation necessary to meet the electrical code. The electrical contractor is to furnish all materials, labor, and permits to complete the installation of the electrical system as specified.

Measure to include disconnecting all connections going to old building behind home and any non compliant code connections at panel.

Item #2 Repair Electrical Circuit: Bedroom

Specifications: Contractor to repair nonoperable lighting, receptacles, and/or switches. Items must operate according to manufacturer instruction and by local code office.

Item #3 Interior Light(s): Bedroom

Specifications: 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.

ITEM	L	M	DESCRIPTION	UNITS	AMT.	UNIT COST	TOTAL
1	X		Labor	EA	1		
1		X	Materials	EA	1		
2	X		Labor	EA	1		
2		X	Materials	EA	1		
3	X		Labor	EA	1		
3		X	Materials	EA	1		
					MEASURE 6 TOTAL		

EMERGENCY REPAIR

MEASURE #7

Item #1 GFCI Outlet:

Specifications: Install new GFI Circuit at left side of new breaker box. GFI Circuit/GFCI receptacle will be installed according to manufacturer instruction and by local code office. Verify that all circuit functions safely.

Item #2 Smoke Detector(s):

Specifications: 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.

ITEM	L	M	DESCRIPTION	UNITS	AMT.	UNIT COST	TOTAL
1	X		Labor	EA	1		
1		X	Materials	EA	1		
2	X		Labor	EA	2		
2		X	Materials	EA	2		
					MEASURE 7 TOTAL		

