

**BID DOCUMENT**

**JAMES BELL REPLACEMENT HOME  
421 LINCOLN AVENUE**

**CITY OF LEBANON, KENTUCKY  
LINCOLN AVE. REDEVELOPMENT PROJECT**

**JANUARY 2011**

## INFORMATION FOR BIDDERS

City of Lebanon will receive lump sum bids on the behalf of James Bell for the complete construction of one new house and related items to be located a 421 Lincoln Ave., Lebanon, KY. Bids will be received until 1:30 P.M. local time on January 18, 2011 at City of Lebanon, 118 S. Proctor Knott Ave., P.O. Box 840, Lebanon, KY 40033. Bids shall be publicly opened the same time and location. All bids shall be sealed and clearly marked "James Bell Bid". Conditional or qualified bids will not be accepted. The contract will be awarded on the basis of the lowest responsible bid price for basic house and demolition.

Bidders must have a Contractor Application on file with City of Lebanon along with certificates of insurance. If these documents are not on file, they must be submitted with the bid. General contractor will be required to carry fire and extended coverage insurance on this project.

Work must be done according to all applicable codes, the house plans and the New Housing Standard Specifications dated September 2008. Questions on the bidding process shall be directed to Kriss Lowry & Associates, Inc., 227 S. Rays Fork Road, Corinth, KY 41010, (502) 857-2800 (TDD: 1-800-247-2510 for the Hearing Impaired only) or [kriss@krisslowry.com](mailto:kriss@krisslowry.com).

Proposed forms of contract documents, bid documents, plans and specifications are on file at the City of Lebanon, City Clerk's Office at the address listed above. Copies of these documents may be obtained from Kriss Lowry & Associates, Inc. or downloaded at <http://www.krisslowry.com/housing.html>. No deposit is required.

The successful bidder will be required to furnish and pay one of the following: 1) one-hundred percent performance and payment bond or bonds; 2) a 20% cash escrow; 3) a 25% irrevocable letter of credit, or 4) contractor may opt for twenty-five percent retainage on completed work. The successful bidder must have a city business license and shall pay for any local permits or inspections, i.e. plumbing, electrical etc. The City of Lebanon will waive the building permit fee. The General Contractor is to include the cost of bringing all utilities to the house.

Attention is called to the provisions for equal employment opportunity. Minority bidders are encouraged to bid. City of Lebanon, acting as agent for the Owner, reserves the right to reject any or all bids or to waive any informalities in the bidding. The city reserves the right to limit the number of bids awarded to any one bidder. This project is being developed through the Community Development Block Grant Program Grant No. 06-064 administered by the Ky Governor's Office for Local Development. No bid shall be withdrawn for a period of sixty (60) days subsequent to the opening of bids without the consent of City of Lebanon.

**BID FORM**

**FOR:**

New House – Plan 1309-A

James Bell Residence

421 Lincoln Ave.

Lebanon, KY 40033

To: James Bell

1. The undersigned, having familiarized themselves with the local conditions affecting the cost of the work, and with the Specifications including the Information for Bidders, this bid, the Special Conditions, local Zoning Regulations, the Construction Contract, the Standard New Housing Specifications, the Drawings and the Addenda, if any, thereto, on file at the City of Lebanon, Lebanon, Kentucky, hereby propose to furnish all labor, materials, equipment and services required to complete the construction of one new house located at 421 Lincoln Ave., Lebanon, Kentucky.

BASE BID

For the complete construction of a replacement home in conformance with Kentucky Residential Building Code, Special Conditions, and Specifications.

1) 421 Lincoln Ave., James Bell –  
Plan 1309-A Sub-Lump Sum \$ \_\_\_\_\_

2) Demolition work at 421/425 Lincoln Ave.  
Sub-Lump Sum \$ \_\_\_\_\_

**Enter the total below for Items 1 & 2 :**

\_\_\_\_\_  
Dollars  
(Use Words)

(\$ \_\_\_\_\_) Bids are rounded to the nearest whole dollar.

2. Addenda to the Drawings and Specifications issued heretofore are hereby acknowledged by the undersigned as being:

Addendum No. \_\_\_\_\_ Dated: \_\_\_\_\_

Addendum No. \_\_\_\_\_ Dated: \_\_\_\_\_

(In the spaces above insert the numbers and dates of any Addenda issued and received. If none has been issued and received the word "None" should be inserted.)

3. In submitting this bid, it is understood that the right is reserved by the Owner to reject any and all bids. If written notice of the acceptance of this bid is mailed, telegraphed or delivered to the undersigned within sixty (60) days after the opening thereof, or at any time thereafter before this bid is withdrawn, the undersigned agrees to execute and deliver a contract in the prescribed form and furnish the required bond within ten (10) days after the contract is presented for signature.

4. By signing this bid the undersigned certifies that he/she has not entered into any collusion with any person in respect to this bid proposal or any other proposal or the submitting of proposals for the contract for which this proposal is submitted.

5. By submitting this bid the Contractor is certifying that he has not been debarred by a public agency and the Contractor has completed the "Contractor Eligibility Certification Regarding Debarment, Suspension, and Other Responsibilities" form and submitted it with the bid form.

Note: The penalty for making false statements in offers is prescribed in 18 U.S.C. 1001.

Date \_\_\_\_\_, 20\_\_\_\_\_.

Printed or Typed Name of Bidder: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Official Address:

\_\_\_\_\_  
\_\_\_\_\_

(SIGN ORIGINAL ONLY)

## SPECIAL CONDITIONS

### FOR:

Construction of the following property:

**James Bell Residence**

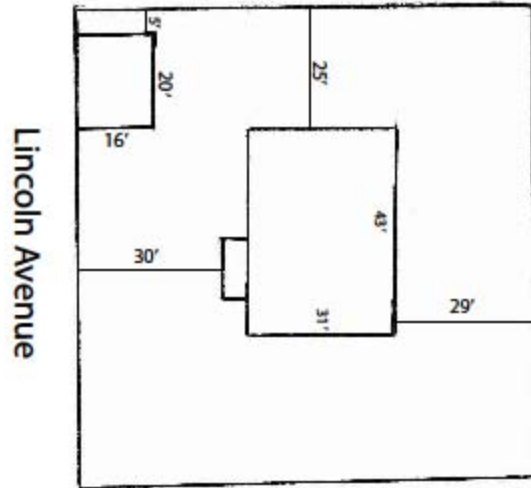
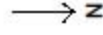
421 Lincoln Ave.

Lebanon, KY 40033

- 1) The house to be constructed is a 3 bedroom, Plan 1309-A. Contractor is to install an Energy Star Rated natural gas furnace with Energy Star Rated central air conditioning and Energy Star rated natural gas hot water tank. Bathroom vent to be Energy Star rated. Contractor is to install natural gas cooking stove and Energy Star rated refrigerator. If refrigerator has an ice maker, contractor is to plumb and connect ice maker. Install cabinet instead of dishwasher. Install wall between dining area and living room with four foot opening at owner's choice of location. Install grab bar on wall next to both toilets and two grab bars each in the shower and bathtub. Toilets to be elevated type with top 17 to 19 inches from floor. Install vinyl flooring in both bathrooms and in the kitchen and dining area and adjacent hallway. Install accessible concrete walk from the driveway to the front entrance. Install **vinyl guardrail with handrail** on all exterior steps. If front porch requires guardrail due to height, it is to be vinyl.

New house is to be located on the New Lot 25 (Lots for 421 and 425 Lincoln Ave. combined) with a 30 foot front yard setback and 25' from west property line (see site plan). Driveway will be 16' x 20' on west side of house.

- 2) Demolition work is to include the demolition of the two houses at 421 and 425 Lincoln Ave., any storage buildings, debris, shrubs and trees on the lot. Remove old silver maple just west of lot. Clean out all fence rows. Any asbestos will be removed under a separate contract.



Proposed Site Plan  
James Bell  
421 Lincoln Avenue  
Lebanon, KY 40053  
1 inch = 30 feet