

BID DOCUMENT

**FLORA ANNE FOSTER REPLACEMENT HOME
407 LAKE AVE**

**CITY OF LEBANON, KENTUCKY
LEBANON SCATTERED SITE HOUSING PROJECT**

MARCH, 2017

INFORMATION FOR BIDDERS

The City of Lebanon will receive lump sum bids on the behalf of Flora Anne Foster for the complete construction of one new house and related items to be located at 407 Lake Ave. Bids will be received until 11:00 AM local time on March 29, 2017 at the City of Lebanon, 118 S Proctor Knott Ave., PO Box 840, Lebanon, KY 40033. Bids shall be publicly opened at the same time and location. All bids shall be sealed and clearly marked "Flora Anne Foster Bid". Conditional or qualified bids will not be accepted. The contract will be awarded on the basis of the lowest responsible bid price (not including alternates) subject to owner approval of contractor.

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 March, 2017. 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.

Proposed forms of contract documents, bid documents, plans and specifications are on file at the City of Lebanon 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>. 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 shall pay for any local permits or inspections, i.e. plumbing, electrical, HVAC, etc. The Contractor is required to obtain a City of Lebanon building permit. All contractors and subcontractors working within the City of Lebanon are required to have a city business license. 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. Contractor's submitting bids of \$100,000 or more are required to submit a Section 3 Certification & Section 3 Plan with their 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. 15-009 administered by the KY Dept. for Local Government. 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 958ES

Flora Anne Foster Residence
407 Lake Ave

To: Flora Anne Foster

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, Kentucky, hereby propose to furnish all labor, materials, equipment and services required to complete the construction of one new house located at 407 Lake Ave.

BASE BID

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

1. 407 Lake Ave, Flora Anne Foster - Plan 958ES

Sub-Lump Sum \$ _____

2. Demolition work at 407 Lake Ave

Sub-Lump Sum \$ _____

Enter the total below for items one and two (not including alternates):

_____ 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.

4. 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.

5. If the total bid amount is \$100,000 or more, I certify that a Contractor Section 3 Plan was prepared and submitted as part of the bid.

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:

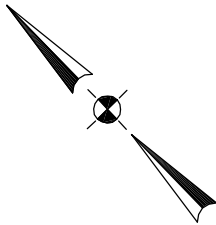
Flora Anne Foster Residence

407 Lake Ave

The house to be constructed is a 2 bedroom Plan 958ES. Contractor is to install natural gas furnace and with central air conditioning. Provide natural gas cooking stove and energy star rated refrigerator. Install cabinet instead of dishwasher. Install ADA Compliant bathtub and accessible shower head. Install grab bar on wall next to toilet. Install elevated toilet (17"-19"). Install handrails on all steps. Install vinyl floor cover in entire house. All HVAC duct work is to be installed in conditioned area of house. Install hybrid heat pump hot water tank with hood to vent exhaust air to exterior of house. Radon vent per specifications is required. Construct 8' by 12' storage building behind house. Provide a concrete walk from front door to parking area and from accessible entrance to parking area. House to be located with 40 foot front yard setback and minimum ten foot side yard setbacks on both sides. Provide 10' by 32' driveway on northwest side. See site plan.

Demolition work is to include demolition of existing house (1 story house with approx. 880 square feet), remove large walnut tree in front of house (roots do not have to be removed due to gas line) and walnut tree behind house and any other trees necessary to construct house so that no trees overhang the house. Remove fencing as needed to construct house. The house tested negative for asbestos.

Flora Anne Foster Site Plan



TITLE NOTES

A PRELIMINARY TITLE OPINION, DATED NOVEMBER 21, 2016, PREPARED BY KANDACE ENGLE-GRAY ATTORNEY WAS PROVIDED FOR THIS SURVEY. AS QUOTED FROM THE SUBJECT TITLE OPINION, THIS PLAT IS SUBJECT TO "ALL EASEMENTS, APPARENT OR OF RECORD, LEGAL ROADS AND RESTRICTIONS OF RECORD, INCLUDING BUT NOT LIMITED TO THOSE ON PLATS OF RECORD IN THE OFFICE OF THE MARION COUNTY CLERK", WHETHER SHOWN ON THIS PLAT OR NOT.

FLOOD NOTE

THE SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD HAZARD AREA ZONE "X" PURSUANT TO FIRM (FLOOD INSURANCE RATE MAP) COMMUNITY-PANEL No. 21155C0160C DATED JANUARY 06, 2010

PLAT NOTES

- ① LAKE AVENUE RIGHT OF WAY RESERVED AT 30 FEET PER MARION COUNTY PLANNING AND ZONING.
- ② LARGE TREE AND GAS METER ARE LOCATED AT THE INTERSECTION OF 405 & 407 LAKE AVENUE LOT CORNER, NO PIN SET.

MERIDIAN NOTES

THE REFERENCE MERIDIAN USED ON THIS PLAT TO DETERMINE THE DIRECTIONS OF SURVEY LINES IS BASED ON KENTUCKY STATE PLANE COORDINATES, SINGLE ZONE, NAD 83.

OWNERS CERTIFICATION

State of _____ County of _____

This instrument was acknowledged before me by

Witness my hand and seal: this _____ day of _____, 20_____.

My Commission expires: _____ day of _____, 20_____.

Notary Public Signature

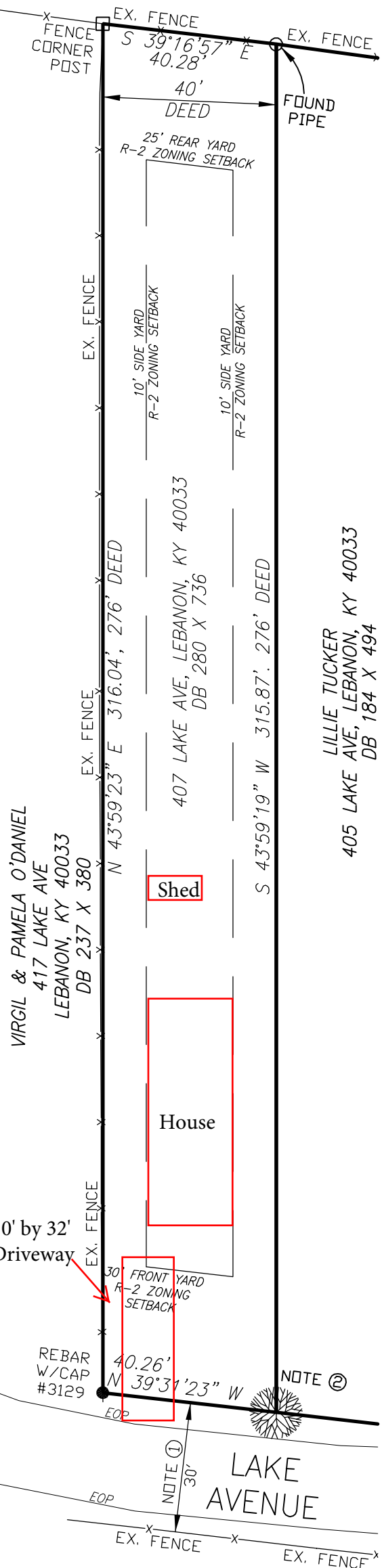
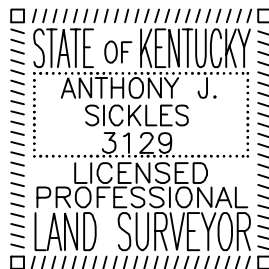
LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY DEPICTED HERE WAS MADE UNDER MY SUPERVISION. THE ANGULAR AND LINEAR MEASUREMENTS SHOWN HEREON, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE BOUNDARIES SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN RECORDED DOCUMENTS REFERENCED HEREON; THE UNADJUSTED RATIO OF PRECISION IS EQUAL TO OR BETTER THAN 1 CENTIMETER +/- 1 PART PER MILLION (PPM). A GLOBAL POSITIONING SYSTEM (GPS) SURVEY WAS PERFORMED TO ESTABLISH THE HORIZONTAL CONTROL FOR THE SURVEY; THE (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT CLASS "A" ACCURACY CLASSIFICATION (95% CONFIDENCE). THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY, TYPE OF FIELD PROCEDURE: RTK, CARLSON SURVEYOR+GNSS; DATUM: KY STATE PLANE COORDINATE SYSTEM, SINGLE ZONE, NAD 83; GEIOD MODEL: 2012, UNITS: U.S. SURVEY FOOT.

ANTHONY SICKLES, PLS KY #3129

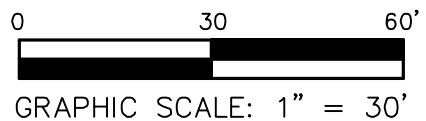
DATE: 12/29/16

SURVEY DATE: 12/27/16



Project No.
09016SS37.5691
-85.2542

DWG. SHEET
1 OF 1



SURVEY
PROPERTY ADDRESS
407 LAKE AVENUE
LEBANON, KENTUCKY
DEED BOOK 280, PAGE 736
PVA LE-01-03-21

OWNER:
Flora Anne Foster
MAILING ADDRESS
407 Lake Avenue
LEBANON, KY 40033

4127 E. Indian Trail
Louisville, KY 40213

(502) 493-2722
csi@classickle.com

CONTRACTOR SECTION 3 PLAN
(Must be submitted if bid exceeds \$100,000)

_____ (Insert Name of Contractor) agrees to implement the following specific affirmative action steps directed at increasing the utilization of lower income residents and businesses within the City of Lebanon, Kentucky

- A. To ascertain from the locality's CDBG program official the exact boundaries of the Section 3 covered project area and where advantageous, seek the assistance of local officials in preparing and implementing the Section 3 Plan.
- B. To attempt to recruit from within the city the necessary number of lower income residents through: Local advertising media, signs placed at the proposed site for the project, and community organizations and public or private institutions operating within or serving the project area such as Service Employment and Redevelopment (SER), Opportunities Industrialization Center (OIC), Urban League, Concentrated Employment Program, Hometown Plan, or the U.S. Employment Service.
- C. To maintain a list of all lower-income residents who have applied either on their own or on referral from any source, and to employ such persons, if otherwise eligible and if a vacancy exists.
- D. To insert this Section 3 plan in all bid documents, and to require all bidders on subcontracts to submit a Section 3 plan including utilization goals and the specific steps planned to accomplish these goals. *
- E. To insure that subcontract which are typically let on a negotiated rather than a bid basis in areas other than Section 3 covered project areas, are also let on a negotiated basis, whenever feasible, when let in a Section 3 covered project area. *
- F. To formally contact unions, subcontractors and trade associations to secure their cooperation for this program.
- G. To insure that all appropriate project area business concerns are notified of pending sub-contractual opportunities.
- H. To maintain records, including copies of correspondence, memoranda, etc., which document that all of the above affirmative action steps have been taken.
- I. To appoint or recruit an executive official of the company or agency as Equal Opportunity Officer to coordinate the implementation of this Section 3 plan.
- J. To list on Table A, information related to subcontracts to be awarded.
- K. To list on Table B, all projected workforce needs for all phases of this project by occupation, trade, skill level and number of positions.

* Loans, grants, contracts and subsidies for \$100,000 or less are exempt.

As officers and representatives of _____

(Name of Contractor)

We the undersigned have read and fully agree to this Section 3 Plan, and become a party to the full implementation of this program.

Signature

Title

Date

Signature

Title

Date

CONTRACTOR SECTION 3 PLAN (continued)

TABLE A
 PROPOSED SUBCONTRACTS BREAKDOWN
 FOR THE PERIOD COVERING _____ through _____
 (Duration of the CDBG-Assisted Project)

Column 1	Column 2	Column 3	Column 4	Column 5
TYPE OF CONTRACT (BUSINESS OR PROFESSION)	TOTAL NUMBER OF CONTRACTS	TOTAL APPROXIMATE DOLLAR AMT.	ESTIMATED NO. OF CONTRACTS TO SECTION 3 BUSINESSES*	ESTIMATE DOLLAR AMT. TO SECTION 3 BUSINESSES

* A Section 3 business is: one that is owned by Section 3 residents (low and very low income residents of the project area, public housing residents or persons with disabilities); one that employs Section 3 residents; or one that subcontracts to businesses that provide opportunities for low and very low income residents.

The Project Area is coextensive with the City of Lebanon, Kentucky's boundaries.

 Company

 Project Name

 Project Number

 EEO Officer-Signature

 Date

CONTRACTOR SECTION 3 PLAN (continued)

TABLE B
ESTIMATED PROJECT WORKFORCE BREAKDOWN

Column 1	Column 2	Column 3	Column 4	Column 5
JOB CATEGORY	TOTAL ESTIMATED POSITIONS	NO. POSITIONS CURRENTLY OCCUPIED BY PERMANENT EMPLOYEES	NO. POSITIONS NOT CURRENTLY OCCUPIED BY PERMANENT EMPLOYEES	NO. POSITIONS TO BE FILLED WITH SECTION 3 RESIDENTS*
OFFICERS SUPERVISORS				
PROFESSIONALS				
TECHNICIANS				
HOUSING SALES RENTAL/MANAGEMENT				
OFFICE CLERICAL				
SERVICE WORKERS				
OTHERS				

TRADE:

JOURNEYMEN				
HELPERS				
APPRENTICES				
MAXIMUM NO. TRAINEES				
OTHERS				

TRADE:

JOURNEYMEN				
HELPERS				
APPRENTICES				
MAXIMUM NO. TRAINEES				
OTHERS				

TRADE:

JOURNEYMEN				
HELPERS				
APPRENTICES				
MAXIMUM NO. TRAINEES				
OTHERS				

* Section 3 residents include low and very low income persons who live in the project area, public housing residents and persons with disabilities.

Company

Project Name

Project Number

EEO Officer-Signature

Date