

**NOTICE TO HOME IMPROVEMENT CONTRACTORS**  
**INVITATION TO BID**  
**Project # 2018-006**  
**Housing Rehabilitation**  
Fayette County, Tennessee

The Memphis Area Association of Governments (MAAG) will accept bids for rehabilitation work to be performed on a single family home in Fayette County, TN. The home is located at 6545 Highway 193, Rossville, TN 38066. Potential contractors will be able to visit the property on Thursday, February 28, 2019 at 2:00pm.

Bid forms are available to licensed Tennessee Contractors and may be picked up from the Memphis Area Association of Governments, 8289 Cordova Road, Suite 103, Cordova, TN 38016, or by calling our office at 901-729-2871 to request a package by mail.

This project will be funded by the USDA Rural Development using Housing Preservation Grant (HPG) funds. This project is thus subject to all federal Equal Opportunity and Civil Rights guidelines. MAAG will accept sealed bids until 5:00pm on Friday, March 8, 2019 at the Memphis Area Association of Governments, 8289 Cordova Road, Suite 103, Cordova, TN 38016. Envelopes should be marked "Housing Rehabilitation Bid – 6545 Highway 193" in the lower left hand corner. Bids will be opened and publicly announced at MAAG offices on Monday, March 11, 2019 at 4:30pm.

All inquiries regarding this project shall be directed to Paul Morris, Program Developer, at 901-729-2871

# **MEMPHIS AREA ASSOCIATION OF GOVERNMENT HOUSING REHABILITATION PROGRAM**

## **GENERAL SPECIFICATIONS**

These specifications cover general items of information relating to this bid solicitation. The home is located at 6545 Highway 193, Rossville, TN and can be viewed by potential contractors on Thursday, February 28, 2019 at 2:00pm. Bids will be accepted until 5:00pm on Friday, March 8, 2019 at the Memphis Area Association of Governments Office, 8289 Cordova Road, Cordova, TN 38016. General inquiries and questions of a technical nature may be directed to Paul Morris, Program Developer, at 901-729-2871. Bids may be mailed or delivered in person. Faxed bids are not acceptable. Bid must be clearly marked "Housing Rehabilitation Bid – 6545 Highway 193". Each bid must be signed and dated.

Bids will be opened and announced at MAAG offices on Monday, March 11, 2019 at 4:30pm

**Contractor qualifications:** Contractors for this project must be licensed Tennessee Contractors as well as possess active liability insurance.

**Completion of job:** Contractors are expected to commence work within five days (5) days of the issuance of the Notice to Proceed. Work must be completed within thirty (30) days of commencement of job. If anticipated start date completion schedule is different, please write estimated completion dates on enclosed Bid Form.

**Contracting Policy:** Attached to this bid is a copy of a contract and guidelines prepared by the Tennessee Housing Development Agency. Contractors are urged to read this document carefully. Per Fayette County Code Enforcement guidelines, a permit must be pulled for this project. Also because of the age of the house, the contractor must be an RRP-certified contractor and implement RRP/lead safe work practices during this project.

**MEMPHIS AREA ASSOCIATION OF GOVERNMENTS HOUSING REHAB  
PROGRAM  
CONTRACTOR QUALIFICATION FORM**

Contractor \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

Phone Number \_\_\_\_\_

Federal ID OR SS# \_\_\_\_\_

Insurance Company, Agent & Coverages \_\_\_\_\_

\_\_\_\_\_

LIST OF COMPANY OFFICERS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Trade References (2)

\_\_\_\_\_  
Name Phone

\_\_\_\_\_  
Name Phone

Client References (2)

\_\_\_\_\_  
Name Phone

\_\_\_\_\_  
Name Phone

Is the contractor in a State of Bankruptcy? \_\_\_\_\_ Yes \_\_\_\_\_ No

Is the contractor on HUD's debarred list? \_\_\_\_\_ Yes \_\_\_\_\_ No

Is contractor any of the following? (not required to qualify)

- \_\_\_\_\_ Minority Business Enterprise
- \_\_\_\_\_ Women's Business Enterprise
- \_\_\_\_\_ Disadvantage Bus. Enterprise

List of Licenses Currently Held:

License	License #	Exp. Date
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License	License #	Exp. Date
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License	License #	Exp. Date
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License	License #	Exp. Date
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**MEMPHIS AREA ASSOCIATION OF GOVERNMENTS IS REQUESTING  
QUOTATIONS FROM QUALIFIED CONTRACTORS FOR REPAIRS TO:**

**PROPERTY OF: 6545 Highway 193  
Rossville, TN 38066**

TOTAL QUOTE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

NO QUOTATIONS AFTER: 3/8/2019

**PART ONE: GENERAL CONDITIONS**

- 1) The Contractor shall coordinate all work in progress with the homeowner so as not to severely disrupt living conditions. Inside work which is disruptive, or displaces the use of the kitchen, bathroom, or bedrooms, shall be pursued continuously on normal working days.
- 2) The Contractor shall be responsible for removing and replacing furniture and other articles, to and from other storage areas on premises, as needed to allow work space or to protect such possessions. Provide plastic film protection over all furniture (if not removed), carpets, finished floors, etc. – also install film at doorways as required.
- 3) The Contractor shall remove all excess material, construction debris, and other existing debris and material specified herein, to an approved dumpsite off premises. Work area shall be broom swept at the end of each work day.
- 4) The Contractor shall coordinate closely with the homeowner as to which possessions are considered "junk and debris" and which are valuable before hauling anything away.
- 5) The Contractor shall contact the Program Developer for direction in the event that coordination or clarification problems arise with the homeowner or other contractors.
- 6) The Contractor shall leave all work areas on the premises in a neat and clean condition, and shall instruct the homeowner in the care and use of all installed equipment. Owners' manuals and warranty booklets are to be provided to the homeowner as needed.
- 7) The Contractor shall not undertake or engage in any additional work intended to be billed to the Program as an "extra" or as additional cost to the original contract without a written change order signed by the contractor, Program Developer, and homeowner.

- 8) The Contractor shall obtain for all building, plumbing, electrical, well, septic and other permits required for the specified work.
- 9) The Contractor shall call for all inspections required by County law as well as inspections to received reimbursements and any special inspections required by the Program Inspector. All work shall conform to code.
- 10) Also because of the age of the house, the contractor must be an RRP-certified contractor and implement RRP/lead safe work practices during this project.
- 11) All of the above general conditions shall be adhered to unless otherwise specifically described in the following scope of work.

## PART TWO: SURETY BOND REQUIREMENTS

1) The Contractor shall furnish and keep in force throughout the performance of the Work a separate performance bond and a separate labor and material payment bond, each in the amount of the cost of the repairs for the project (as the same may be modified from time to time) conditioned upon the faithful performance of the Work by the Contractor and payment of all obligations arising in connection with the Work by the Contractor. Said bonds shall also guarantee to MAAG that the Work shall be free of all liens upon the property of the Owner. The bonds shall name the Memphis Area Association of Governments (MAAG) as obligee and shall be in such form and with such sureties as MAAG may approve prior to commencement of the Work.

The contractor shall provide MAAG a copy of the bonds prior to the performance of the Work. The contractor shall pay all premiums to ensure the bonds are in effect. If for any reason the bond or bonds are terminated, cancelled or not renewed, contractor will immediately contact MAAG by telephone and provided written notice of such.

ATTENTION: THIS BID FORM **MUST BE REPRODUCED ON YOUR COMPANY LETTERHEAD** AND BE SUBMITTED WITH YOUR BID PACKAGE. ALL QUOTATIONS WITH LINE ITEM PRICING DETAIL MUST BE INCLUDED. ANY MISSING DATA OR WORDING MAY DISQUALIFY YOUR BID  
BID FORM

\*must be signed to be valid

Property located at  
6545 Highway 193  
Rossville, TN 38066

I have reviewed the specifications and provisions for rehabilitation work on the above referenced property and understand said requirements. I hereby propose to perform this work for the total price of:

Total Quote: \$\_\_\_\_\_

Date:\_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Typed Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Company Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
License #

\_\_\_\_\_  
Expiration Date

**Detailed List of Activities for:**

**6545 Highway 193  
Rossville, TN 38066**

**BATH ROOM**

Tear out and replace 8 ft x10 ft in bathroom and replace part of hallway. Replace floor and floor cover. Inspect plumbing and sagging ceiling in bathroom

1 <sup>st</sup> inspection	
Deficiency:	Bath tub drain appears to be deteriorated away
Action required:	Replace tub, drain, faucet and supporting piping
Materials to be used:	New tub, faucet, piping

**CEILING**

1 <sup>st</sup> inspection	
Deficiency:	sagging ceiling in bathroom
Action required:	Remove and replace ceiling, floor and wall materials
Materials to be used:	Drywall, insulation, framing, flooring, trim, nail, caulk, paint, add bath vent system.

**FLOORS**

1 <sup>st</sup> inspection	
Deficiency:	Replace floor and floor cover.
Action required:	Remove existing bath floor to the subfloor, replace deteriorated floor decking and framing as needed
Materials to be used:	Floor decking, framing wood, nails, rolled flooring, base trim, nails, paint

**WALLS**

1 <sup>st</sup> inspection	
Deficiency:	Wear and tear
Action required:	Tear wall material to studs
Materials to be used:	Replace wall materials, nails, trim, caulk, paint



**FLOORS (Hallway)**

Description: replace part of hallway.

1 <sup>st</sup> inspection 8.10.2018	
Deficiency:	Hallways near bath is also near a rear doorway, suspect water has damaged the sub floor
Action required:	Tear out the floor, replace damaged subfloor structure
Materials to be used:	Framing, floor decking, floor finish material, floor trim, exterior door threshold

**WINDOWS (Dining Room)**

Description [Dining Room – Repair rotted bay window seal at bay window.](#)

1 <sup>st</sup> inspection 8.10.2018	
Deficiency:	Inner window sill is deteriorated
Action required:	Rebuild inner window sill, expect hidden damage when sill is removed
Materials to be used:	Plywood, dimensional lumber, nails, caulk, paint

**STAIRS**

1 <sup>st</sup> inspection	
Deficiency:	The rear stairs at the double doors is missing a guardrail and handrail, sagging deck planks
Action required:	Install handrails and guardrails, , replace sagging deck and supporting framing
Materials to be used:	Treated wood 4x4 posts with 2x4 handrails and guardrails
1 <sup>st</sup> inspection	
Deficiency:	The rear stairs at the idle rear door is inadequate, is missing hand handrail.
Action required:	Install prefab or make steps and handrails
Materials to be used:	Treated wood 4x4 posts with 2x4 handrails, treated wood steps or precast

Deficiency: The rear stair at the rear middle is inadequate, is missing guardrails

**WALLS**

Vertical Siding – Replace 200 square feet of vertical siding around various area of the home.	
Deficiency:	The siding on the house and skirt for the trailer section of the exhibits many gaps, decayed sections, etc.
Action required:	Replace missing, damaged and decayed materials
Materials to be used:	Suggest a material be used other than wood panel that can be in direct contact with the soil all around the trailer section for those areas in direct contact with the soil. All siding above the skirt area can be replaced with common panel siding materials, nails, caulking and paint

