

RECONSTRUCTION BID DOCUMENT

Owner: Rhonda Lakins

Physical Address: 668 Town Creek Rd

City: Speedwell Zip Code 37870

Administrator: TCAC Grant Year 2019 Grantee: Claiborne County

Year Built: 1961 House Plan: Norris 864 3 Bedroom

THDA requires that a permit be obtained by the contractor performing the work and all work requires a permit. Permit must be obtained prior to starting any work. A copy of the permit and a Certificate of Code Compliance will be required for this project. A copy of each must be provided for the Rehab Coordinator of the project.

GENERAL CONDITIONS

SCOPE OF WORK

It will be the responsibility of the contractor to meet the requirements of the 2012 International Residential Code , International Plumbing Code, International Mechanical Code, International Energy Conservation 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 to comply with THDA's Minimum Design Standards.

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.

ITEM	WORK TASKS	COST
	Energy Conservation Measures	
1	This program requires that all features of the house meet or exceeds the provisions outlined in the ENERGY STAR program. In general, this will affect the insulation, HVAC equipment, water heaters, windows and appliances. Proof of all required inspections and certifications are the responsibility of the contractor and must be submitted prior to progress payments.	
2	Cover the entire crawl space with 6 mil polyethylene moisture barrier per ENERGY STAR guidelines. Barrier shall be turned up the walls and sealed to walls with approved mastic, all seams shall be sealed, and staked in place to ground.	
3	Insulate Floor with R-19 insulation with vapor barrier facing living area.	
4	Insulate exterior walls to R-15 as required to meet the ENERGY STAR Guidelines.	
5	Insulate the entire attic to R-38 as required to meet the ENERGY STAR Program. Install cardboard or similar ventilation baffles between each rafter space. Exclude insulating the porches, porch ceilings will be solid sheathed With OSB or equivalent. Provide certificate of insulation at final inspection.	
6	Install insulated solid vinyl frame windows, single hung type with removable Bug screen. All glazing shall be double paned with Low E with argon. The Vapor seal shall be warranted for ten years minimum and operation of windows Shall be warranted for one year minimum. Windows shall meet National Fenestration Rating energy code for Zone 4 and have a U-Factor equal to or Less than 0.32 and an SGGC rating equal or less than 0.40. All windows must Be flashed per manufacturers instructions and sealed off per ENERGY STAR Program. Interior trim shall be wood with a stool. Provide proof of E rating Prior to partial payment.	
7	Install 3'0"x6'8" front and rear doors, Exterior Doors shall be 1 3/4" thick 6 panel, or with limited panes of glass, steel material, insulated and be appropriately finished as recommended by the manufacturer. All opaque exterior doors shall have a U-factor equal to or less than 0.32. Door must have ENERGY STAR label. All exterior doors, except sliding glass doors, shall have a lever key-lock latch and security accessories (eyelet peep hole, if the door is solid, and a deadbolt lock). All exterior storm doors, 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.	
8	Complete installation of 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 14.5 with a minimum HSPF (Heating Seasonal Performance Factor) rating of 8.5. Electric-resistance-only heat systems are prohibited. All HVAC Systems shall be sized by using the ACCA Manual J & S as required by the state adopted International Residential Code. Duct system can be a mix of; hard duct main trunk lines (sheet metal) from the air handlers with flex duct	

	<p>branching out to the individual vents. All duct must be insulated with a minimum R-5, unconditioned space R-8 and installed per SMACNA standards. All joints and connections shall be sealed tight compliant with UL 181 and pass pressure testing. Exhaust vent piping shall be insulated. All ducts shall be installed per manufactures requirements and free of restrictions. Vent louvers shall be adjustable type. Dryer vent shall be through wall weather type with damper. All supply ducts shall have individual dampers enabling supply air adjustments at each register grill and repositioning damper. All HVAC systems shall be Tested and Balanced within 20% of the ACCA Manual J, S and D calculations. All individual HVAC systems shall be controlled by a digital thermostat. Provide a balance report at final inspection. A blower door test shall be performed. The system shall comply with ENERGY STAR specifications. Contractor to provide transfer grille above interior doors with baffles to provide room pressure less than or equal to 3(PA).</p>	
9	<p>Water Heater shall be minimum 40-gallon insulated glass-lined electric with a minimum Energy Factor (EF) equal to or greater than .92 and a minimum 6-year warranty. Install a plastic drain pan and a ¾" drain line to exterior. TPR valve must be within 6" of floor. Technical specifications on this unit must meet the ENERGY STAR standards.</p>	
10	<p>Refrigerator-Provide a new 18 cubic feet frost free ENERGY STAR refrigerator with ice maker and recessed connection for water supply.</p>	
11	<p>Electric Range- An electric range shall be minimum 30" 4-burner with self-cleaning oven to match manufacturer and model line with the refrigerator.</p>	
12	<p>Each room, hall, stair, and walk in closet shall have a minimum of one switched overhead light (color to match door hardware) with energy efficient CFL or LED lamp and globe (ceiling fan light kit is acceptable in bedrooms and living room).</p> <p>Kitchens shall include adequate lighting over the counter top, appliances, and sink.</p> <p>Bathrooms shall be equipped with adequate lighting over the vanity sink with CFL or LED lamps and a combination exhaust fan light in the ceiling near the water closet/ tub that is vented to exterior air.</p>	
	<p>Site Documentation and Permits</p>	
13	<p>Obtain the services of a State Licensed Surveyor and have lot surveyed prior to doing any work and/or before owner vacates unit.</p> <p>Before starting construction consult with local building and zoning department to verify setbacks and location of house on existing lot, obtain and pay for all required building and utility permits and post on site.</p> <p>Obtain all required state and local building inspections and provide proof of these inspections.</p>	

	Do not do any site work or demolition to the existing structure prior to obtaining permits. Program manager and home owner to receive copies of survey.	
	Demolition	
14	Remove the entire dwelling, down to the ground, including all foundations and concrete slabs. Completely clean the site of all debris and properly dispose of. Pay all disposal charges. No burning of existing structure is allowed.	
	Utilities/Site	
15	Connect septic service to reconstructed home, it shall be installed with methods and materials as approved by the IRC, the International Plumbing Code, The Private Sewer Disposal Code and the State of Tennessee Department of Environment and Conservation rules and regulations. Current septic tank and leach lines may need work to perform properly, consult local state groundwater for how to proceed with repairs to system. Provide documentation at final inspection for any new or rehabbed private systems.	
16	Water and electric are available at this location. Contractor shall reconnect all utilities from the tap to the new structure as per local and state codes. No utility lines shall be backfilled before inspection.	
17	Contractor shall restore the site to a condition the "same or better" than prior to construction. Any low spots must be filled with suitable soil and all disturbed areas must be graded and sowed. Final grading shall provide a downward slope away from the house along all foundation walls and shall provide a minimum slope of 1/2" vertical in 12" horizontal for a minimum of 10" where possible. If unable to provide minimum slope, contractor to provide a swale run to daylight to divert water from the house.	
18	Provide 12' wide gravel driveway with 4" aggregate base over suitable compacted sub fill. Provide 3' sidewalk from driveway to front entrance steps area. Broom Finish. The conversion between driveway and sidewalk shall be level. (without toe-kick)	
	New Construction-Basic Structure	
19	Provide a totally new, complete residential Three Bedroom One Bath structure as described herein and in combination with the included drawings and outline specifications. Include all material, labor, overhead and profit for a complete finished product whether or not specifically mentioned in the following outline. The sum of the costs for reconstruction will be shown as a grand total at the end of the summary.	
	Foundation	
20	Continuous reinforced concrete footing under all perimeter wall, bearing walls and piers in compacted or clean and otherwise undisturbed trenches. Concrete shall conform to the latest revised Standard Specification for Portland cement, ASTM C595. All concrete shall have a minimum 28-day	

	compressive strength of 3000 psi and be entrained with 5 percent air with a minimum cement content of 520 lbs. per cubic yard (5.5 sacks). Follow American Concrete Institute (ACI) 318. Minimum 4" thick for driveways, parking areas, sidewalks, porches and stoops. Driveways to have fiberglass mesh or 6x6 WWF or 6" thick. Footing shall have 2- #5 reinforcing bars continuous sitting in chairs and tied. Footing is to be 8" deep and 24" wide. Footing must be inspected prior to concrete placement in trenches.	
21	Steel reinforced grouted where necessary continuous, properly vented regular concrete block foundation walls with double stacked piers. Stucco or split face shall be used for all CMU walls exceeding 3 feet or more exposure. Install flow through automatic vents on all four sides (the area of these vents shall equal 1 square inch per square foot of floor space) for air circulation. Vents at corners must be within three feet of each corner. Install access door to crawl space that is a minimum of 18"x24" metal door. Install anchor bolts spaced at 6' on center. Bolts shall be at least 1/2" in diameter and shall extend a minimum of 7" into concrete or grout filled cells of masonry. There shall be a minimum of two bolts per plate section. Provide termite shield between sill plate and block.	
22	The contractor shall have structure treated for termites by a State licensed-pest control service technician. A warranty for a period of a minimum one year on all inspections is required. Provide guarantee letter to inspector.	
	Floor Framing	
23	Install 2"x8" pressure treated sill plates bolted to foundation with 2"x10" floor joists at 16" on center and 2"x10" rim joists. Install metal cross bracing at center span of joists. Joists to be supported by 3-2"x12" girder with a 2"x2" ledger strips or joist hangers. Install 3/4" Advantech floor sheathing, glued and nailed.	
	Wall Framing	
24	Install 2"x4" studding at 16" on center with a single bottom plate and double top plates. Provide and caulk both top and bottom plates and all interior corners. Wall framing shall include three stud corners and ladder partitions for insulation. Install 1/2" OSB sheathing as exterior sheathing and corner bracing. Install 2-2"x10" headers over all windows and exterior doors as required. Caulk all cracks of headers for rough openings of doors and windows.	
	Roof Framing	
25	Install gable type roof system for entire house and front porch. Roof to have 5/12 slope with a 16" overhang around entire house. Install pre-engineered energy heal trusses at 24" on center and have a 2"x6" rough fascia's and rake boards. Install minimum 7/16" OSB roof sheathing with "H" clips for 24" spacing. Install shingles that are 235 lb. seal tab type over 30 lb. felt with metal drip edge, with minimum 25-year product warranty. Install shingled	

	over ridge vent to provide waterproofing and attic venting. Color to be selected by homeowner from in stock colors.	
	Siding, Overhang, Soffit and Fascia	
26	Install Tyvek house wrap or similar from sill plate to under-side of soffit including gable ends of house and ensure all seams and tears are properly sealed with tape according to manufactures specifications. Provide 1" button caps to attach house wrap. Install vinyl siding, Georgia Pacific or equal with all accessories including starter strip, J-channel, utility or under sill trim, J-blocks and one-piece corners. Vinyl to be 0.42" minimum thickness, UV protected. Color to be selected by homeowner. Install perforated vinyl soffit material with all necessary trim required to enclose overhangs. Solid soffit may be used under porch. Wrap fascia with aluminum coil that is 0.019" minimum thickness aluminum, factory finish (coil stock) that is white in color.	
	Gutters	
27	Install gutters and downspouts and be appropriately designed with a minimum 5" gutter and a 2"x 3" downspout. All downspouts shall empty onto splash blocks or be piped to an appropriate location.	
	Interior Ceiling Coverings	
28	Install 5/8" or 1/2" sag resistant drywall for all ceilings, taped, finished and sanded with a minimum three coats. Provide knock down ceiling texture. Install 22"x30" interior access with frame and lid located in hallway. Provide white weather stripping around perimeter of access lid and adhere minimum R-38 insulation to lid.	
	Interior Wall Coverings	
29	Install 1/2" drywall for all interior walls. Taped, finished, and sanded with a minimum of three coats. Install 1/2" moisture resistant drywall for bathroom. Water-resistant gypsum board (commonly called "green board") or equivalent must be used on all walls in the bathroom and within six feet of wall surfaces where the drywall can be splashed such as kitchen sink, next to water heater and/or washer. Water-resistant/ mold resistant gypsum board or equivalent shall be provided behind any tub/shower unit located on an exterior wall. Water-resistant gypsum, when used on ceilings must be rated for the span. Prefer non- paper faced drywall or a product that meets ASTM D3273 for mold resistance above and immediately around tubs, showers. Prime and paint with minimum of two coats of paint. No VOC. Kitchen and bathroom walls to receive semi-gloss paint. All interior walls to be painted off white. All drywall shall be caulked after it is hung at the top plate of exterior walls to provide air tight seal.	
	Floor Covering	
30	Install sheet vinyl, 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, in kitchen, bath and laundry area. Homeowners choice of pattern and color from stock samples.	
31	Install laminate, Composite panel(s) comprised of four main components: a high-pressure decorative laminate surface, an Aqua Resist high density fiberboard (HDF) core, a high-pressure balancing backer, and an attached high-density polyethylene underlayment. Typical size: 7.6" x 47.55" x .385". Aluminum locking system for glue-free installation. Wax-impregnated edges. The floor shall be resistant to stains and reagents. The floor shall have a horizontal joint strength of not less than 1,000 lbs./lineal ft. and Ball Impact Resistance (ANSI/NEMA LD3- 2000, 3.8), in all other areas of the house. Homeowners choice of stock color and pattern.	
	Interior Trim	
32	Install 3 1/2" wood base trim for all rooms. Caulk and paint all trim with a minimum of two coats of semi-gloss white paint. No VOC.	
33	Install pre-hung interior door units with trim and hardware for all bedroom, bathrooms and closets. Interior Doors shall be solid Wood, Composite or hollow core panel doors. Interior doors shall be a minimum of 1 3/8" thick. Closet doors that call for bi-fold can be bi-hinged units with hardware. All doors shall have door stops. All doors, except bi-fold and bypass type doors, shall be equipped with passage lever-handle hardware. All bedrooms and bathrooms shall be equipped with privacy locks. Primed once, with two-coats semi-gloss finish on all sides and faces. No VOC.	
	Porches	
34	<p>Construct a covered front deck (12'x6') and open rear/side deck (4'x6') with guardrail, steps, and handrails described below:</p> <p>All newly constructed steps shall conform to the state of Tennessee currently adopted IRC requirements, having a riser not greater than 7 3/4" and a tread of 11".</p> <p>All exterior wood shall have a minimum preservative retention rate of 25 percent for above ground applications and a minimum preservative retention rate of 40 percent for all wood in contact with the ground. Exterior wood decking shall consist of composite, natural durable wood or pressure treated wood material. Exterior wood stairs shall be constructed with properly treated dimensional lumber. Handrails shall be constructed of composite, natural durable wood or pressure treated wood material. Handrails shall meet the grasp-ability and size standards in the International Residential Code. Use 4"x4" posts anchored to concrete footing. Steps must be 36" wide minimum. Use 2"x8" joists at 16" on center with joist hangers or a 2"x2" ledger strip with 2"x10" band joists for deck framing. 5/4" decking for flooring. Use 2"x4" guardrails and balusters at a spacing where a 4" diameter sphere will not pass through. Handrails shall be a minimum of 36" in height and have a 6" cap rail.</p> <p>Construct new steps for front and rear decks per specs mentioned above.</p>	

35	Install minimum 4" high with a 1/2" stroke width address numbers placed in a position to be plainly visible and legible from the street or road fronting the property.	
	Plumbing	
36	Install 3/4" PVC from meter to water heater. Install cut off valve and pressure reducer inside foundation near access door. Install 3/4" main hot and cold-water lines with 1/2" supply lines and cutoffs to each fixture. Install escutcheon plates over pipe passing through surfaces, after caulking void with siliconized caulking. Install frost free faucet at both front and back of house securely fastened to foundation. Potable water lines shall be copper or PEX material. Installation in exterior walls must be centered within the insulation. Hose bibs must be of the freeze proof kind. All piping located in attic or crawl space shall be insulated. All hot water lines shall be insulated equal to or greater than R-4 pipe wrap. All plumbing to be installed to meet national and local codes.	
37	Install all necessary plumbing waste, vent, and water lines and connections for all plumbing and or mechanical fixtures shown herein and on the attached floor plan per standard plumbing code. Pressure test required.	
38	Recessed connections for a washing machine drain vented through the roof.	
	Electrical	
39	Install a new 200-amp electrical service with a breaker switch type panel box, for all new circuits. This shall include installing an electric meter, weather head, service feed and all branch circuits as necessary to meet the National Electric Code requirements.	
40	An exterior mounted light fixture with an interior mounted light switch at each exterior entrance.	
41	A wall mounted bathroom light fixture with a wall mounted switch at each bathroom vanity same size as vanity.	
42	Smoke detectors and Fire Alarm Systems shall be provided as required by NFPA 72, and the International Fire Code as adopted by the State of Tennessee. Hardwired with battery back-up smoke detectors shall be provided in all bedrooms and hallways. No bedroom door shall be more than eight (8) feet from a hallway smoke detector. Install devices per manufactures installation requirements. Instructions for specific locations and other details shall be strictly observed and tested. All building areas must comply with all State, county, and local codes.	
43	Install Ceiling fans that shall be minimum 42" 4-paddle with light kit located in all bedrooms and a 52" 5-paddle with light kit in the living room. Fans shall 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. Minimum 120 cfm/watt at medium speed setting. Fans are required to accept CFL or LED bulbs.	

	Kitchen	
44	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. Other appropriate materials may be used such as solid surface, and cultured marble for bathroom vanities. Any other types of countertops must be approved by THDA. Sinks shall be a minimum eight inches (8") deep, 33 x 20 stainless steel double bowl with a Delta or equivalent low flow faucet with sprayer. Cabinets to include range hood cabinets and all hardware, handles, etc..	
45	Appliances: A refrigerator shall be minimum 18 cubic foot frost-free with ice maker. 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. An electric range shall be minimum 30" 4-burner with self-cleaning oven provided in all dwelling units to match manufacturer and model line with the refrigerator. All units shall be equipped with a minimum 200 CFM range hood. All range hoods shall 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. Recirculation hoods shall be equipped with an activated charcoal filter. Gas appliances must be ducted to the exterior. Minimum 200cfm labeled.	
	Bathroom Fixtures	
46	<p>Shower/tubs are to be 5' fiberglass one-piece units with a minimum 72" above flood rim, used in main bath. In master bath install a 5' shower with a minimum with 4" curb; made of fiberglass, acrylic, or cultured marble. Shower head flow not to exceed 2.5 gpm.</p> <p>Water closets shall be white porcelain elongated bowls with acrylic seat maximum 1.6 GPF.</p> <p>Vanities shall be 24" wood vanity with cultured marble top and sink. Polished chrome finish two handle with pop-up stopper. Lever handle type shall be used when ADA requirements apply. Faucets containing plastic material for exterior housing are prohibited. Flow not to exceed 1.5 gpm.</p> <p>Install fan/light/vent that is are 80 cfm or greater, Energy Star qualified, vented through exterior with automatic or gravity damper that closes when the ventilation system is not operating.</p> <p>All bathrooms shall have:</p> <ol style="list-style-type: none"> 1. Medicine cabinet with mirror 16" wide by 20" tall (minimum) or a mirror that is the same width as vanity 	

	2. Shower curtain rod 3. Wall hung toilet paper dispenser 4. 24" (minimum) towel bar	
	Misc.	
47	Closets shall include a 12" deep vinyl wrapped wire shelf in coat, laundry and bedroom closets. Minimum of (4) 24" deep vinyl wrapped wire shelves for kitchen pantries.	
48	End splashes are required where countertops meet walls on all cabinets.	
49	Provide a flexible metal dryer vent to the exterior with gravity closing louvered design.	
50	Provide storage for owner's furniture during construction and for two weeks once final certificate of occupancy is issued.	

GENERAL CONDITIONS

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

- Permits – **ALL PROJECTS MUST HAVE A PERMIT THROUGH THE CODES DEPARTMENT OR THE STATE FIRE MARSHAL'S OFFICE**

\$ _____

OVERHEAD & PROFIT

Reasonable and customary to base bid only

\$ _____

Tools/ Equipment/ Fuel/ Maintenance/ Travel Allowances/ Benefits are not acceptable line item fees and will not be reimbursed or charged to the project.

Materials / Labor Cost: _____

Total Bid: _____

Contractor _____

TN License # _____ **Phone #** _____

Email Address _____

Mailing Address _____

Submitted by: _____ **Date Submitted** _____
 (Signature)