

**Jackson Housing Authority**  
125 Preston Street  
Jackson, TN. 38301

**REQUEST FOR PROPOSAL (RFP) 2021-05**

**FIRE DAMAGE REPAIRS**

**DATE ISSUED:** May 13, 2021

**TYPE OF PROJECT:** The Jackson Housing Authority (JHA) is seeking bids from qualified contractors/individuals to provide Repairs to Fire Damage Units at Lincoln Courts (152B Lincoln Circle, Jackson, TN. 38301).

**CONTACT PERSON:** Ted Otokiti, Director of Development and Facilities  
[totokiti@jacksonha.com](mailto:totokiti@jacksonha.com)

**SUBMISSION DEADLINE:** **Thursday, June 10, 2021 @ 10:00a.m. CST**

**SUBMISSION ADDRESS:** Jackson Housing Authority  
125 Preston Street  
Jackson, TN 38301

**Separate sealed proposals will be accepted at the JHA's Office, 125 Preston Street, Jackson, TN 38301, until the date and time noted above. Proposals will be held in confidence and not released in any manner until after contract award.**

The responsibility for submitting a response to this RFP at the JHA on or before the stated time and date will be solely and strictly the responsibility of the respondent. The offeror shall wholly absorb all costs incurred in the preparation and presentation of the proposal.

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## **PART I – GENERAL INFORMATION**

### **1.1 Introduction**

Jackson Housing Authority is soliciting competitive bids from qualified, bonded, licensed Contractors to provide the detailed services provided in this RFP. If the selected Bidder is successfully awarded a contract pursuant to this RFP, the Bidder shall then become JHA's Contractor, and said Contractor shall furnish sufficient management, supervision, labor, material and equipment to perform work as detailed below:

As pursuant to **Part IV - Scope of Work/Loss**, Bidder shall provide all labor, materials, equipment, supervision, and transportation necessary to provide the services outlined in this RFP. All work to be scheduled as detailed below or as scheduled with JHA representative and performed in a competent and timely manner. Bidder shall carry out all services at the following locations:

**152B Lincoln Circle, Jackson, TN. 38301.**

### **1.2 Obtain Copies of this Solicitation**

Copies of the RFP package may be obtained, at no cost by:

1. Visiting the JHA's website at: [www.jacksonha.com](http://www.jacksonha.com) and download the RFP package
2. Copies may also be picked up in person at:

Jackson Housing Authority  
125 Preston Street  
Jackson, TN. 38301

## **PART II -INSTRUCTIONS FOR SUBMITTING PROPOSALS**

### **2.1 Bid Submission/Time of Completion**

**Bid Submission:** Bid must be submitted in a sealed envelope that shows the firm's name and address, and clearly written on the outside of the sealed envelope must be the words "**Fire Damage Repairs – (RFP 2021-005)**". The submission deadline is **Thursday, June 10, 2021 @ 10:00a.m. CST** and bids must be delivered to **JHA Administrative Office at 125 Preston Street, Jackson, TN. 38301**

**Time of Completion:** The date of final completion shall be thirty **calendar (30) days after Notice to Proceed is issued**, in which time, any punch list items must also be completed.

The successful Bidder shall possess all of the required state and local licenses, and certifications required to perform work of the type required by this RFP and provide copies to JHA

Bidder shall comply with all laws, ordinances, and regulations applicable to the specifications herein and are to be familiar with all Federal, State and local laws, ordinances, codes, rules, and regulations that may in any way affect the delivery of Bidder's services.

Bidder shall be responsible for submitting regular reports detailing their compliance with the conditions of the contract awarded in the format prescribed by, and at the intervals required by JHA. These include, but are not limited to payroll reports, certifications, and other various forms required by HUD.

## **2.2 Bonds**

Applicable for constructions projects over **\$25,000.00**. A Bid Guarantee is required for bids overs \$25,000.00:

## **2.3 Bid Guarantee**

At the time of Bid Submission the following could be submitted in lieu of the Bid Bond; (All amounts being 5% of the Bid Price): (a) A certified/cashier's check or bank draft made payable to the Jackson Housing Authority; or (b) A U.S. Government Bond in the amount made payable to the Jackson Housing Authority (**Not Applicable**).

**2.4 Performance and Payment Bonds:** (required for bids or contracts over \$25,000.00). The Bond must be 100% of the contract amount and is due to the JHA on award of contract.

## **2.5 Wage Decision**

Davis Bacon Prevailing Wages are Applicable to this Project and the Labor Standards and Related Acts: Work to be performed is subject to Davis Bacon Wage Requirements for all contracts where the construction is estimated to be over \$2,000. All laborers and mechanics employed under this contract in the construction or development of the project(s) involved will be paid unconditionally and not less often than once a week at a minimum labor rate established in the Wage decision.

## **2.6 LIQUIDATED DAMAGES**

As actual damages for any delay in completion are impossible to determine, the Contractor and his sureties shall be liable for and shall pay to the JHA, the sum of one hundred dollars (\$100.00) per calendar day of delay per unit until the work is completed and accepted. Under no condition will partial acceptance of work be considered.

## **2.7 HUD Debarment and Suspension List**

The Bidder and all subcontractor's names or businesses must not appear on the HUD's Debarment and Suspension list.

## **2.8 Section 3**

This contract is subject to the conditions under Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701 u (Section#).

## **2.9 Insurance Requirements**

Prior to contract award and for the duration of the contract, the successful Contractor/bidder will be required to provide proof of insurance (as outlined) and the JHA shall be named as an additional insured.

Commercial General Liability Coverage	\$1,000,000 each occurrence
Comprehensive Automobile Liability Coverage	\$ 500,000 each occurrence
Worker's Compensation with Statutory Limits of the State of TN	

## **PART III – BID PREPARATION AND PROCEDURES**

### **3.1 Preparation of Bids - Construction**

- a. Bidders must make their own estimates of the facilities and difficulties attending the execution of proposed contract.
- b. Bids must be submitted on the forms furnished by JHA (**Bid Form and Scope of Loss**) **completely filled out with required information's, cost, extension, total for each room and the grand total for the project**, and must be manually signed. The person signing a bid must initial each erasure or change appearing on any bid form.
- c. The bid forms may require Bidders to submit bid prices for one or more items on various bases, including lump sum bidding, deductive alternate prices, change order pricing of construction, or any combination thereof. If the solicitation requires bidding on all items, failure to do so will disqualify the bid. If bidding on all items is not required, Bidders should insert the words "no bid" in the space provided for any item on which no price is submitted.
- d. Product substitutions will not be considered unless this solicitation authorizes the submission. Bidders are responsible for providing bids for products that fully meet the required specifications. Bidders may bid the referenced manufacturers or EQUAL. Nevertheless, bidders must bid what the specifications require. JHA will only entertain substitution requests of the selected contractor.

### **3.2 Withdrawal of Bids**

No bid shall be withdrawn for a period of **sixty (60) calendar days** after the opening of bids without the consent of JHA.

### **3.3 Pre-Bid Conference and Site Visit**

A Pre-Bid Conference will be held at **125 Preston Street, Jackson TN. 38301** at **10:00 a.m. (local time)** on **Wednesday, May 26, 2021**. Upon request, immediately following the Pre-Bid Meeting, a Site Visit will be held at **152B, 172A, and 235D Lincoln Circle, Jackson, TN. 38301**. All prospective Bidders are urged to attend. Non-attendance on the part of a Bidder shall not relieve the Bidder of any responsibility for adherence to any of the provisions of this bid package or any addenda thereto.

### **3.4 Bid Opening**

No bids will be accepted after the date and time indicated on the first page, at which time all bids received will be publicly opened. Failure to submit bid documents in the required quantity and format may result in the bid being deemed non-responsive and may be rejected by JHA for further consideration.

### **3.5 Clarification (Pre-Award Survey) meeting**

JHA reserves the right to conduct a clarification (pre-award survey meeting) with the Bidder(s) prior to making an award to determine if the Bidder(s) is (are) a responsible party(ies) as described and required by applicable law. This pre-award survey meeting may include, but not limited to:

- a. A review of the bidder's capacity to perform the terms and conditions of the contract.
- b. A review of the bidder's understanding of the scope of work/loss, and confirmation of inclusion of the entire scope of work/loss related to costs.

- c. A discussion of the bidder's expertise in reading and interpreting the drawings and technical specifications included with this solicitation.
- d. Breakdown of costs, discuss required forms after contract award e.g. Davis Bacon, Section 3, etc.
- e. Past performance on JHA or other local government agencies contracts
- f. Current employee depth and capabilities
- g. Financial records and resources
- h. Any other area or aspect of the bidder integrity, operations or capability that will assist JHA in making a determination of responsibility

### **3.6 Contract Award – Sealed Bidding – Construction**

A. JHA will evaluate bids in response to this solicitation without discussions, and will award a contract to the responsible bidder whose bid, responsive and conforming to the solicitation, will be most advantageous to JHA, considering the Lump Sum Bid Total and the price-related factors specified elsewhere in the solicitation.

B. JHA may waive informalities or minor irregularities in bids received and may accept any item or combination of items, unless doing so is precluded by a restrictive limitation in the solicitation or the bid.

C. JHA reserves the right to reject any and all bids, or to reissue or withdraw this Request for Proposal in the event that competition is deemed inadequate or that it is otherwise deemed to be the best interest of JHA. In such instances, JHA reserves the right to seek procurement by means of non-competitive negotiation.

D. In selecting the lowest responsive and responsible bidder(s), JHA will examine which bidder(s) offers the lowest responsive and responsible Lump Sum Base Bid Total among other criteria. JHA anticipates awarding a single **Firm Fixed Price** contract under this solicitation based on the **Lump Sum Base Bid Total**.

### **PART IV - SCOPE OF WORK/LOSS**

Contractor shall supply all material, labor and supplies to complete any work under this RFP. Contractor shall supply all safety items such as, barricades, signs, and personal safety equipment as required

Contractor agrees to develop a plan for each job or project under any contract resulting from this solicitation. Contractor agrees to work with JHA property management or Construction Services to develop an implementation plan. The plan must be approved by JHA property management or Construction Services prior to any work commencing.

Normal work hours are 8:00AM to 5:00PM Monday through Friday. Some work may need to be completed on weekends or after hours so as not to inconvenience the residents or JHA employees. For JHA Central Office parking lot, work to be performed over a weekend Friday after hours through Sunday, when the office is closed and no employees will be permitted access. However, the parking lot area must be kept safe at all times.

#### **General Requirements:**

- a. Contractor to secure and supply cost of any needed permits including but not limited to construction, if required by the City of Jackson. Must be secured by contractor prior to commencing any work on site, displayed on site as appropriate and signed copies must be turned in to JHA prior to final payouts.



**Scope of Loss**

**Claim No. 96-2103-1002**

File No. 16-2103-1002	Policy No. KTKFAC297T885820	Date of Loss 03/01/2021	Report First	Report Date 04/06/2021	Adjuster
Insured Jackson Housing Authority	Address	Office	Home	Email	
Loss Address	152-B Lincoln Circle Jackson, TN 38301				
Contact	Address				Email
Claimant	Address				Email
Contractor	Address				Email

**152-B Lincoln Circle - (4) BR Apt**

Deductible: \$4,000.00

**Bedroom 2**

Floor 12.89 SY Wall 367.22 SF Ceiling 116 SF Floor Perim. 47.33 FT Ceiling Perim. 42 FT

Room-standard-1	Length 9.00 FT, Width 12.00 FT, Height 8.00 FT
Closet-1	Width 4.00 FT, Depth 2.00 FT, Height 8.00 FT, Opening Width 4.00 FT, Opening Height 6.75 FT, Qty of Closets 1
Opening-1 Door	Width 2.67 FT, Height 6.67 FT, To Floor? Yes, To Ceiling? No, Qty of Openings 1
Opening-2 Window	Width 5.00 FT, Height 4.00 FT, To Floor? No, To Ceiling? No, Qty of Openings 1

Operation	Qty	Unit	Description	Cost	Extension
Remove	116		Vinyl 12" x 12" tile flooring, vinyl Resillent tile, Standare, Afton, .075"	_____	_____
Replace	116	SF	Vinyl 12" x 12" tile flooring, vinyl Resillent tile, Standare, Afton, .075"	_____	_____
Clean	1		Lockset, Interior door , standard grade	_____	_____
Clean	1		Interior doors, metal	_____	_____
Prime	1		Interior doors, metal	_____	_____
Paint 2 Coats	1	EA	Interior doors, hardboard smooth or wood-textured	_____	_____
Remove	4	EA	Outlet covers, switch plates, standard grade	_____	_____
Replace	4	EA	Outlet covers, switch plates, standard grade	_____	_____
Remove	1	EA	Interior light fixture allowance, economy grade	_____	_____
Replace	1	EA	Interior light fixture allowance, economy grade	_____	_____
Clean	367.22		Block wall, Concrete, standard	_____	_____
Seal	367.22		Block wall, Concrete, standard	_____	_____
Paint	367.22		Block wall, Concrete, standard	_____	_____
Clean	116		Drywall or Plaster (concrete), 1 coat	_____	_____
Seal	116		Drywall or Plaster (concrete), 1 coat	_____	_____
Paint	116	SF	Drywall or Plaster consrete), 1 coat	_____	_____
Replace	1	EA	Aluminum window, 36" wide , 42" tall	_____	_____
Clean	1		Aluminum window, 36" wide , 42" tall	_____	_____
Clean	42	LF	Crown mold, 3-1/2", paint-grade pine	_____	_____
Seal	42		Crown mold, 3-1/2", paint-grade pine	_____	_____
Paint 1 Coat	42	LF	Crown mold, 3-1/2", paint-grade pine	_____	_____
Remove	17	LF	Casing, door, standard	_____	_____
Replace	17	LF	Casing, door, standard	_____	_____
Seal	1		Door surround, Interior , metal	_____	_____

**Scope of Loss**

**Claim No. 96-2103-1002**

File No. 16-2103-1002	Policy No. KTKFAC297T885820	Date of Loss 03/01/2021	Report First	Report Date 04/06/2021	Adjuster !
Paint 1 Coat	1	Door surround, interior, metal			
Remove	47.33 LF	Rubber base, standard grade			
Replace	47.33 LF	Rubber base, standard grade			

**Bedroom 2 Totals:**

**Bedroom 1**

Floor 16.3 SY Wall 447.38 SF Ceiling 146.76 SF Floor Perim. 57.67 FT Ceiling Perim. 45.67 FT

Room-standard-1	Length 11.92 FT, Width 10.92 FT, Height 8.00 FT
Closet-1	Width 5.00 FT, Depth 3.33 FT, Height 8.00 FT, Opening Width 2.00 FT, Opening Height 6.75 FT, Qty of Closets 1
Opening-1 Door	Width 2.67 FT, Height 6.67 FT, To Floor? Yes, To Ceiling? No, Qty of Openings 1
Opening-2 Window	Width 4.00 FT, Height 5.00 FT, To Floor? No, To Ceiling? No, Qty of Openings 1

Operation	Qty Unit	Description	Cost	Extension
Remove	146.76	Vinyl 12" x 12" tile flooring, vinyl Resilient tile, Standare, Afton, .075"		
Replace	146.76 SF	Vinyl 12" x 12" tile flooring, vinyl Resilient tile, Standare, Afton, .075"		
Clean	1	Lockset, Interior door , standard grade		
Clean	1	Interior doors, metal		
Prime	1	Interior doors, metal		
Paint 2 Coats	1 EA	Interior doors, hardboard smooth or wood-textured		
Remove	4 EA	Outlet covers, switch plates, standard grade		
Replace	4 EA	Outlet covers, switch plates, standard grade		
Remove	1 EA	Interior light fixture allowance, economy grade		
Replace	1 EA	Interior light fixture allowance, economy grade		
Clean	447.38	Block wall, Concrete, standard		
Seal	447.38	Block wall, Concrete, standard		
Paint	447.38	Block wall, Concrete, standard		
Clean	146.76	Drywall or Plaster (concrete), 1 coat		
Seal	146.76	Drywall or Plaster (concrete), 1 coat		
Paint	146.76 SF	Drywall or Plaster consrete), 1 coat		
Replace	1 EA	Aluminum window, 36" wide , 42" tall		
Clean	1	Aluminum window, 36" wide , 42" tall		
Clean	45.67 LF	Crown mold, 3-1/2", paint-grade pine		
Seal	45.67	Crown mold, 3-1/2", paint-grade pine		
Paint 1 Coat	45.67 LF	Crown mold, 3-1/2", paint-grade pine		
Remove	17 LF	Casing, door, standard		
Replace	17 LF	Casing, door, standard		
Seal	1	Door surround, Interior , metal		
Paint 1 Coat	1	Door surround, interior, metal		
Remove	57.67 LF	Rubber base, standard grade		
Replace	57.67 LF	Rubber base, standard grade		

**Bedroom 1 Totals:**



**Scope of Loss**

**Claim No. 96-2103-1002**

File No. 16-2103-1002	Policy No. KTKFAC297T885820	Date of Loss 03/01/2021	Report First	Report Date 04/06/2021	Adjuster
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**Hall - Stair**

Floor 17.59 SY Wall 625.23 SF Ceiling 158.36 SF Floor Perim. 56.17 FT Ceiling Perim. 40.17 FT

Room-standard-1 Hall	Length 9.08 FT, Width 3.42 FT, Height 8.00 FT
Opening-1 Door	Width 2.67 FT, Height 6.67 FT, To Floor? Yes, To Ceiling? No, Qty of Openings 3
Offset-standard-1 Hall	Width 8.33 FT, Depth 4.00 FT, Height 8.00 FT, Qty of Offsets 1
Opening-2 Hall Rm Doors	Width 3.17 FT, Height 8.00 FT, To Floor? Yes, To Ceiling? Yes, Qty of Openings 4
Opening-3 Stairwell	Width 3.33 FT, Height 8.00 FT, To Floor? Yes, To Ceiling? Yes, Qty of Openings 1
Opening-4 to offset	Width 3.33 FT, Height 8.00 FT, To Floor? Yes, To Ceiling? Yes, Qty of Openings 1
Closet-1 Linen	Width 5.00 FT, Depth 2.00 FT, Height 8.00 FT, Opening Width 2.00 FT, Opening Height 6.67 FT, Qty of Closets 1
Closet-2 Storage	Width 3.33 FT, Depth 4.00 FT, Height 8.00 FT, Opening Width 2.67 FT, Opening Height 6.67 FT, Qty of Closets 1
Offset-standard-2 Stairs	Width 5.33 FT, Depth 13.25 FT, Height 14.00 FT, Qty of Offsets 1

Operation	Qty	Unit	Description	Cost	Extension
Remove	158.36		Vinyl 12" x 12" tile flooring, vinyl Resilient tile, Standare, Afton, .075"		
Replace	158.36	SF	Vinyl 12" x 12" tile flooring, vinyl Resilient tile, Standare, Afton, .075"		
Clean	1		Lockset, Interior door , standard grade		
Clean	1		Interior doors, metal		
Prime	1		Interior doors, metal		
Paint 2 Coats	1	EA	Interior doors, hardboard smooth or wood-textured		
Remove	4	EA	Outlet covers, switch plates, standard grade		
Replace	4	EA	Outlet covers, switch plates, standard grade		
Remove	1	EA	Interior light fixture allowance, economy grade		
Replace	1	EA	Interior light fixture allowance, economy grade		
Clean	625.23		Block wall, Concrete, standard		
Seal	625.23		Block wall, Concrete, standard		
Paint	625.23		Block wall, Concrete, standard		
Clean	158.36		Drywall or Plaster (concrete), 1 coat		
Seal	158.36		Drywall or Plaster (concrete), 1 coat		
Paint	158.36	SF	Drywall or Plaster concrete), 1 coat		
Replace	1	EA	Aluminum window, 36" wide , 42" tall		
Clean	1		Aluminum window, 36" wide , 42" tall		
Clean	40.17	LF	Crown mold, 3-1/2", paint-grade pine		
Seal	40.17		Crown mold, 3-1/2", paint-grade pine		
Paint 1 Coat	40.17	LF	Crown mold, 3-1/2", paint-grade pine		
Remove	17	LF	Casing, door, standard		
Replace	17	LF	Casing, door, standard		
Seal	1		Door surround, Interior , metal		
Paint 1 Coat	1		Door surround, interior, metal		
Remove	56.17	LF	Rubber base, standard grade		
Replace	56.17	LF	Rubber base, standard grade		

**Scope of Loss**

**Claim No. 96-2103-1002**

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**Hall - Stair Totals:**

**Bathroom 3**

Floor 13.26 SY Wall 400.88 SF Ceiling 119.36 SF Floor Perim. 51.83 FT Ceiling Perim. 41.67 FT

Room-standard-1 Length 12.00 FT, Width 8.83 FT, Height 8.00 FT  
 Opening-1 Door Width 2.67 FT, Height 6.67 FT, To Floor? Yes, To Ceiling? No, Qty of Openings 1  
 Opening-2 Window Width 4.00 FT, Height 5.00 FT, To Floor? No, To Ceiling? No, Qty of Openings 1  
 Closet-1 Width 4.33 FT, Depth 3.08 FT, Height 8.00 FT, Opening Width 2.00 FT, Opening Height 6.67 FT, Qty of Closets 1

Operation	Qty	Unit	Description	Cost	Extension
Remove	119.36		Vinyl 12" x 12" tile flooring, vinyl Resilient tile, Standare, Afton, .075"		
Replace	119.36	SF	Vinyl 12" x 12" tile flooring, vinyl Resilient tile, Standare, Afton, .075"		
Clean	1		Lockset, Interior door , standard grade		
Clean	1		Interior doors, metal		
Prime	1		Interior doors, metal		
Paint 2 Coats	1	EA	Interior doors, hardboard smooth or wood-textured		
Remove	4	EA	Outlet covers, switch plates, standard grade		
Replace	4	EA	Outlet covers, switch plates, standard grade		
Remove	1	EA	Interior light fixture allowance, economy grade		
Replace	1	EA	Interior light fixture allowance, economy grade		
Clean	400.88		Block wall, Concrete, standard		
Seal	400.88		Block wall, Concrete, standard		
Paint	400.88		Block wall, Concrete, standard		
Clean	119.36		Drywall or Plaster (concrete), 1 coat		
Seal	119.36		Drywall or Plaster (concrete), 1 coat		
Paint	119.36	SF	Drywall or Plaster (concrete), 1 coat		
Replace	1	EA	Aluminum window, 36" wide , 42" tall		
Clean	1		Aluminum window, 36" wide , 42" tall		
Clean	41.67	LF	Crown mold, 3-1/2", paint-grade pine		
Seal	41.67		Crown mold, 3-1/2", paint-grade pine		
Paint 1 Coat	41.67	LF	Crown mold, 3-1/2", paint-grade pine		
Remove	17	LF	Casing, door, standard		
Replace	17	LF	Casing, door, standard		
Seal	1		Door surround, Interior , metal		
Paint 1 Coat	1		Door surround, interior, metal		
Remove	51.83	LF	Rubber base, standard grade		
Replace	51.83	LF	Rubber base, standard grade		

**Bathroom 3 Totals:**

**Scope of Loss**

**Claim No. 96-2103-1002**

File No. 16-2103-1002	Policy No. KTKFAC297T885820	Date of Loss 03/01/2021	Report First	Report Date 04/06/2021	Adjuster
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**Bedroom 4-Low (Origin)**

Floor 12.44 SY Wall 380.89 SF Ceiling 112 SF Floor Perim. 49.33 FT Ceiling Perim. 41 FT

Room-standard-1	Length 12.00 FT, Width 8.50 FT, Height 8.00 FT
Opening-1 Door	Width 2.67 FT, Height 6.67 FT, To Floor? Yes, To Ceiling? No, Qty of Openings 1
Opening-2 Window	Width 4.00 FT, Height 5.00 FT, To Floor? No, To Ceiling? No, Qty of Openings 1
Closet-1	Width 4.00 FT, Depth 2.50 FT, Height 8.00 FT, Opening Width 2.00 FT, Opening Height 6.67 FT, Qty of Closets 1

Operation	Qty	Unit	Description	Cost	Extension
Remove	112		Vinyl 12" x 12" tile flooring, vinyl Resilient tile, Standare, Afton, .075"		
Replace	112	SF	Vinyl 12" x 12" tile flooring, vinyl Resilient tile, Standare, Afton, .075"		
Clean	1		Lockset, Interior door , standard grade		
Clean	1		Interior doors, metal		
Prime	1		Interior doors, metal		
Paint 2 Coats	1	EA	Interior doors, hardboard smooth or wood-textured		
Remove	4	EA	Outlet covers, switch plates, standard grade		
Replace	4	EA	Outlet covers, switch plates, standard grade		
Remove	1	EA	Interior light fixture allowance, economy grade		
Replace	1	EA	Interior light fixture allowance, economy grade		
Clean	380.89		Block wall, Concrete, standard		
Seal	380.89		Block wall, Concrete, standard		
Paint	380.89		Block wall, Concrete, standard		
Clean	112		Drywall or Plaster (concrete), 1 coat		
Seal	112		Drywall or Plaster (concrete), 1 coat		
Paint	112	SF	Drywall or Plaster consrete), 1 coat		
Replace	1	EA	Aluminum window, 36" wide , 42" tall		
Clean	1		Aluminum window, 36" wide , 42" tall		
Clean	41	LF	Crown mold, 3-1/2", paint-grade pine		
Seal	41		Crown mold, 3-1/2", paint-grade pine		
Paint 1 Coat	41	LF	Crown mold, 3-1/2", paint-grade pine		
Remove	17	LF	Casing, door, standard		
Replace	17	LF	Casing, door, standard		
Seal	1		Door surround, Interior , metal		
Paint 1 Coat	1		Door surround, interior, metal		
Remove	49.33	LF	Rubber base, standard grade		
Replace	49.33	LF	Rubber base, standard grade		

**Bedroom 4-Low (Origin) Totals:**

**Scope of Loss**

**Claim No. 96-2103-1002**

File No. 16-2103-1002	Policy No. KTKFAC297T885820	Date of Loss 03/01/2021	Report First	Report Date 04/06/2021	Adjuster
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**Living Room**

Floor 24.56 SY Wall 580.89 SF Ceiling 221.09 SF Floor Perim. 74.66 FT Ceiling Perim. 63.33 FT

Room-standard-1	Length 18.25 FT, Width 10.58 FT, Height 8.00 FT
Opening-1 Window	Width 4.00 FT, Height 5.00 FT, To Floor? No, To Ceiling? No, Qty of Openings 1
Closet-1	Width 5.00 FT, Depth 2.00 FT, Height 8.00 FT, Opening Width 2.67 FT, Opening Height 6.67 FT, Qty of Closets 1
Offset-standard-1	Width 3.17 FT, Depth 5.67 FT, Height 8.00 FT, Qty of Offsets 1
Opening-2 to Kitchen	Width 2.50 FT, Height 8.00 FT, To Floor? Yes, To Ceiling? Yes, Qty of Openings 1
Opening-3	Width 3.17 FT, Height 8.00 FT, To Floor? Yes, To Ceiling? Yes, Qty of Openings 1

Operation	Qty Unit	Description	Cost	Extension
Remove	221.09	Vinyl 12" x 12" tile flooring, vinyl Resilient tile, Standare, Afton, .075"		
Replace	221.09 SF	Vinyl 12" x 12" tile flooring, vinyl Resilient tile, Standare, Afton, .075"		
Remove	1 EA	Lockset, Exterior , standard grade		
Replace	1 EA	Lockset, Exterior , standard grade		
Remove	1 EA	Entry door, Steel , includes metal casing, standard grade		
Replace	1 EA	Entry door, Steel , includes metal casing, standard grade		
Prime	1	Entry doors, metal		
Paint 2 Coats	1 EA	Entry doors, hardboard smooth or wood-textured		
Remove	4 EA	Outlet covers, switch plates, standard grade		
Replace	4 EA	Outlet covers, switch plates, standard grade		
Remove	1 EA	Interior light fixture allowance, economy grade		
Replace	1 EA	Interior light fixture allowance, economy grade		
Clean	580.89	Block wall, Concrete, standard		
Seal	580.89	Block wall, Concrete, standard		
Paint	580.89	Block wall, Concrete, standard		
Clean	221.09	Drywall or Plaster (concrete), 1 coat		
Seal	221.09	Drywall or Plaster (concrete), 1 coat		
Paint	221.09 SF	Drywall or Plaster consrete), 1 coat		
Replace	1 EA	Aluminum window, 36" wide , 42" tall		
Clean	1	Aluminum window, 36" wide , 42" tall		
Clean	63.33 LF	Crown mold, 3-1/2", paint-grade pine		
Seal	63.33	Crown mold, 3-1/2", paint-grade pine		
Paint 1 Coat	63.33 LF	Crown mold, 3-1/2", paint-grade pine		
Remove	17 LF	Casing, door, standard		
Replace	17 LF	Casing, door, standard		
Seal	1	Door surround, Interior , metal		
Paint 1 Coat	1	Door surround, interior, metal		
Remove	74.66 LF	Rubber base, standard grade		
Replace	74.66 LF	Rubber base, standard grade		

**Living Room Totals:**

**Scope of Loss**

**Claim No. 96-2103-1002**

File No. 16-2103-1002	Policy No. KTKFAC297T885820	Date of Loss 03/01/2021	Report First	Report Date 04/06/2021	Adjuster
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**Kitchen**

Floor 23.39 SY Wall 613.99 SF Ceiling 210.54 SF Floor Perim. 75.67 FT Ceiling Perim. 66.84 FT

Room-standard-1	Length 12.00 FT, Width 9.00 FT, Height 8.00 FT
Opening-1 Fr Living Rm	Width 3.00 FT, Height 8.00 FT, To Floor? Yes, To Ceiling? Yes, Qty of Openings 1
Opening-2 Fr Kt to Bk	Width 2.50 FT, Height 8.00 FT, To Floor? Yes, To Ceiling? Yes, Qty of Openings 1
Offset-standard-1	Width 7.00 FT, Depth 4.50 FT, Height 8.00 FT, Qty of Offsets 1
Opening-3 Back Door	Width 2.50 FT, Height 6.67 FT, To Floor? Yes, To Ceiling? No, Qty of Openings 1
Offset-standard-2 Fr BK Door	Width 4.42 FT, Depth 5.33 FT, Height 8.00 FT, Qty of Offsets 1
Offset-standard-3 Utility	Width 6.67 FT, Depth 5.33 FT, Height 8.00 FT, Qty of Offsets 1
Closet-1	Width 5.50 FT, Depth 2.17 FT, Height 8.00 FT, Opening Width 4.00 FT, Opening Height 6.67 FT, Qty of Closets 1

Operation	Qty	Unit	Description	Cost	Extension
Remove	210.54		Vinyl 12" x 12" tile flooring, vinyl Resillent tile, Standare, Afton, .075"		
Replace	210.54	SF	Vinyl 12" x 12" tile flooring, vinyl Resillent tile, Standare, Afton, .075"		
Clean	1	EA	Lockset, Entry w/deadboldt, metal		
Clean	1	EA	Entry door, Steel (incl. both sides), metal		
Seal	1	EA	Entry door, Steel (incl. both sides), metal		
Paint 1 Coat	1	EA	Entry door, Steel (incl. both sides), standard grade		
Remove	7	EA	Outlet covers, switch plates, standard grade		
Replace	7	EA	Outlet covers, switch plates, standard grade		
Remove	1	EA	Interior light fixture allowance, economy grade		
Replace	1	EA	Interior light fixture allowance, economy grade		
Clean	613.99		Block wall, Concrete, standard		
Seal	613.99		Block wall, Concrete, standard		
Paint	613.99		Block wall, Concrete, standard		
Clean	210.54		Drywall or Plaster (concrete), 1 coat		
Seal	210.54		Drywall or Plaster (concrete), 1 coat		
Paint	210.54	SF	Drywall or Plaster (concrete), 1 coat		
Remove	27	LF	Rubber base, standard grade		
Replace	27	LF	Rubber base, standard grade		
Clean	1		Aluminum window, 27" wide , 42" tall		
Clean	66.84	LF	Crown mold, 3-1/2", paint-grade pine		
Seal	66.84		Crown mold, 3-1/2", paint-grade pine		
Paint 1 Coat	66.84	LF	Crown mold, 3-1/2", paint-grade pine		
Clean	1	LF	Door surround, Interior, metal		
Seal	1		Door surround, Interior, metal		
Paint 1 Coat	1		Door surround, Interior, metal		
Clean	0	LF	Kitchen cabinet, Lower, standard grade		
Clean	9	LF	Kitchen cabinet, Upper, standard grade		
Clean	6	SF	Countertop, Plastic laminate, flat-laid		

**Scope of Loss**

**Claim No. 96-2103-1002**

File No. 16-2103-1002	Policy No. KTKFAC297T885820	Date of Loss 03/01/2021	Report First	Report Date 04/06/2021	Adjuster
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Clean	1 EA	Appliances, range		
Clean	1 EA	Appliances, over-under refrigerator		
Clean	1 EA	Appliances, range hood		
Remove	1	Cleaning, final, Plumbing fixtures, Kitchen sink, including faucets		
Replace	1 EA	Cleaning, final, Plumbing fixtures, Kitchen sink, including faucets		

**Kitchen Totals:**

**Miscellaneous**

Operation	Qty	Unit	Description	Cost	Extension
Fee	1	EA	Dumpster, 30 cy, rental per week		
Charge	1		Inspection, Complete house electrical wiring, outlets, switches & light fixtures, standard grade		
Remove	2		120 volt wiring runs, typical 120 volt appliance, 26 lf #12/2 wire		
Replace	2	EA	120 volt wiring runs, typical 120 volt appliance, 26 lf #12/2 wire		

**Miscellaneous Totals:**

**HVAV**

Operation	Qty	Unit	Description	Cost	Extension
Remove	1		Duct work (incl registers) replace or clean as needed, for home to 1,200 sf		
Replace	1	EA	Duct work (incl registers) replace or clean as needed, for home to 1,200 sf		
Charge	1		Clean, inspect system		

**HVAV Totals:**

**Exterior**

Area 0 SF

Operation	Qty	Unit	Description	Cost	Extension
Minimum	1		Cleaning brick (as needed), 30 SF per manhour		

**Exterior Totals:**

**Totals:**

## **152B Lincoln Circle**

### **The following work items need to be included in the scope of loss.**

Replace smoke detectors on 1<sup>st</sup> and 2<sup>nd</sup> floors.

Remove and replace window blinds on all windows.

#### **Kitchen**

Remove and replace refrigerator.

#### **Living Room**

Remove and replace wall furnace, ducts, and thermostat.

Remove and replace door to coat closet.

#### **Bedroom #4 (1<sup>st</sup> Floor)**

Remove and replace all damage electrical wiring to code.

Remove and replace both aluminum windows.

Remove and replace entrance door and metal frame.

#### **Bathroom**

Remove and replace light fixture over medicine cabinet.

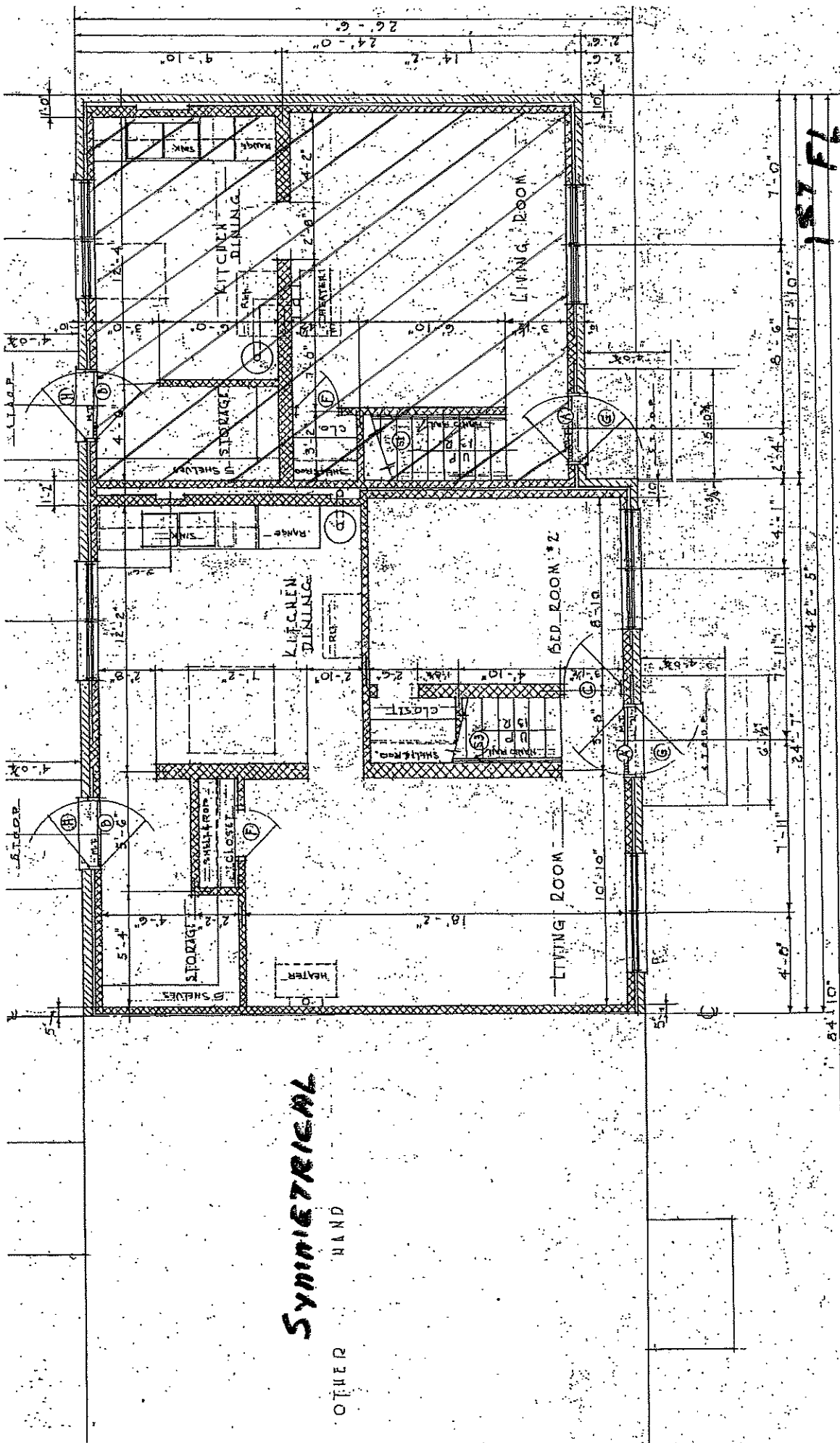
Clean seal and paint ceiling, walls and door.

Remove and replace GFI outlet.

Clean sink, toilets, and bathtub including all faucets, shower head, and connecting pipes.

Clean ceramic tiles on walls around bathtub.

Clean ceramic tile on floor.

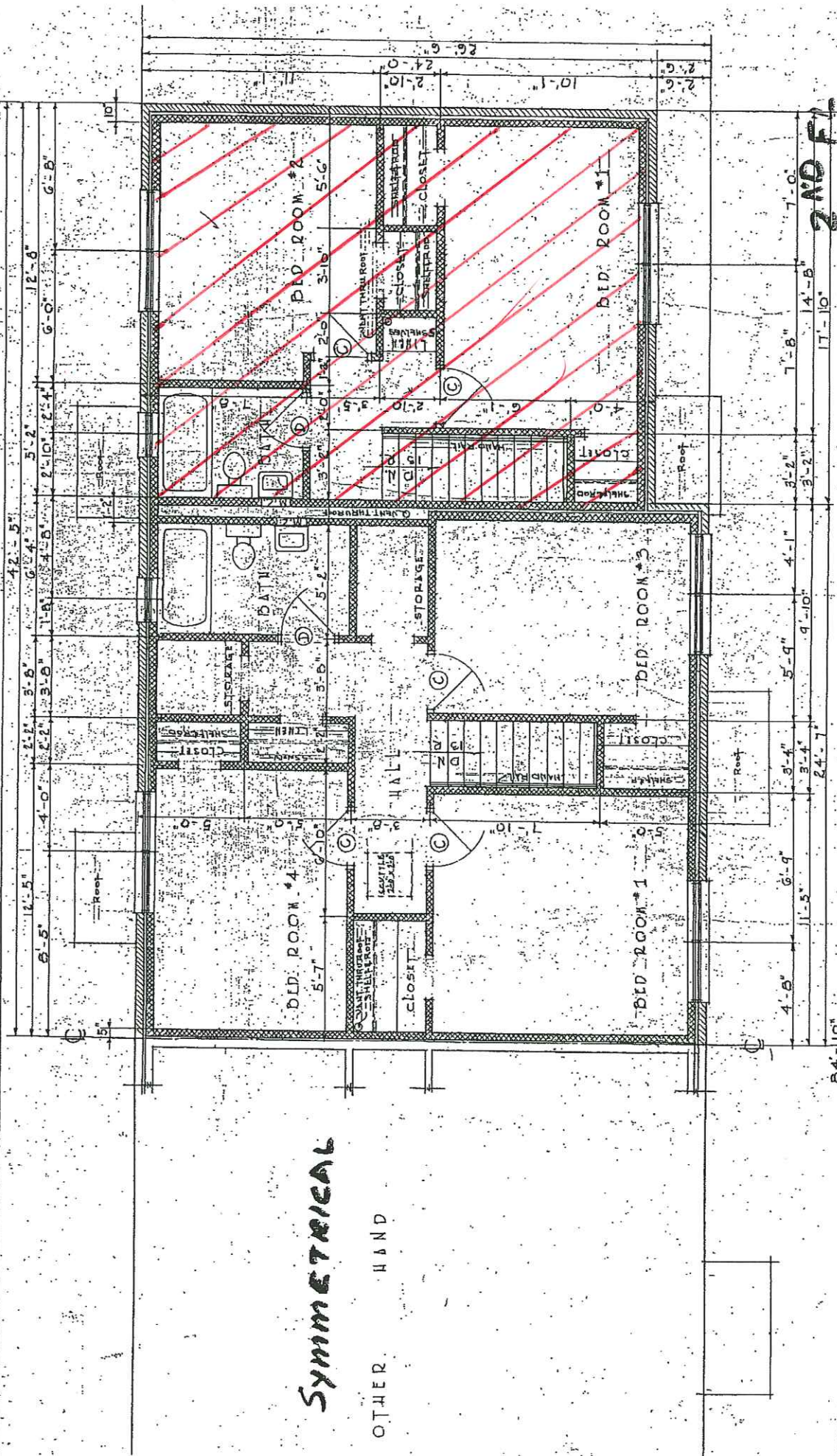


**SYMMETRICAL**  
OTHER HAND

FIRST FLOOR PLAN  
SECTION 1-10  
7-4  
1ST FL D



84-10



**Symmetrical**

OTHER HAND

SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

7-4 2ND FLOOR

# Jackson Housing Authority

125 Preston Street, Jackson, TN 38301

## REQUEST FOR PROPOSAL (RFP) 2021-05

FIRE DAMAGE REPAIRS AT 152B LINCOLN CIRCLE, JACKSON, TN.

### **BID FORM**

*FILL IN BELOW AND SIGN. PRICES ARE GUARANTEED FOR A MINIMUM OF 60 DAYS FROM BID DEADLINE DATE.*

COMPANY NAME: \_\_\_\_\_

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

Signature

Written Name

Title

Date

ADDRESS: \_\_\_\_\_

Street / POB

City

State

ZIP

PHONE: \_\_\_\_\_

FAX: \_\_\_\_\_

EMAIL: \_\_\_\_\_

LICENSE NUMBER: \_\_\_\_\_ DATE OF LICENSE: \_\_\_\_\_

1. The undersigned, as Bidder, hereby declares that this Bid is made without any expressed or implied connection (financial or otherwise) with any other person or company or parties making a bid on the above named Project; and that this Bid is, in all respects, fair and in good faith without collusion or fraud.
2. The undersigned as Bidder acknowledges by his (or her) signature that he (or she) has visited and examined the site of the proposed construction and has received and examined the documents for the construction of the above mentioned project and has included their provisions in his (or her) Bid.
3. The Bidder acknowledges that he (or she) has received the following Addenda. The modifications to the Bid documents noted therein have been considered and all costs thereto are included in the Bid Sum.
  - a. Addendum Number \_\_\_\_\_ Dated \_\_\_\_\_
  - b. Addendum Number \_\_\_\_\_ Dated \_\_\_\_\_
  - c. Addendum Number \_\_\_\_\_ Dated \_\_\_\_\_
4. In submitting this Bid, the Bidder agrees:
  - a. To hold open his (or her) Bid for 60 days from the date shown above.
  - b. To enter into and execute a Contract, if awarded, on the basis of this Bid and to furnish the required Bonds.

- c. To accomplish the work according to the Contract Documents.
  - d. To provide all labor, materials, transportation and appliances to complete the work to the full and entire satisfaction of the Owner (with a definite understanding that no money will be allowed for extras except as set forth in the General Conditions and Contract Documents).
  - e. To begin the Work within ten (10) days after written notification of the acceptance of this Bid.
  - f. To complete the Work in **30** calendar days from the date of the notice to proceed.
  - g. To accept the conditions for liquidated damages in the amount of **\$100** per unit per calendar day.
5. The Bidder agrees to construct the **Work of the Base Bid** for this Project for the **Lump Sum (Fixed) Price** of (show amount in both words and figures).

6. **152B Lincoln Circle, Jackson, TN.**

\_\_\_\_\_ (\$ \_\_\_\_\_) DOLLARS.

7. The Bidder acknowledges by his (or her) signature that he (or she) agrees to the requirements contained in the Invitation to Bid and the Instruction to Bidders and that should he (or she) fail to execute a Contract with the Owner, should the Owner award said Contract to him, that the Owner may rightfully collect the sum of the Bid Security,
8. The required Bid Security is attached to this Bid.

BID FORM SIGNATURE(S)

Name of Firm: \_\_\_\_\_

Signed By: \_\_\_\_\_ Title: \_\_\_\_\_

**Note:** If a corporation, Bid must be signed by person authorized by the corporation by-laws to bind it to contract.

**NOTE:**

All forms HUD-5369, 5369-A, 5369-B, 5370, 5370-C (Section I and II), 51915, and 51915-A, which contain all HUD-required clauses and certifications for contracts of more than \$25,000, as well as any forms/clauses as required by HUD for small purchases, shall comply with this solicitations and contracts issued by JHA.

# Appendix A

## Lincoln Courts Apartment

### Sites Layout Plan



215 TOTAL UNITS

55 RESIDENTIAL BUILDINGS  
 2 ADMINISTRATION BUILDING

20 - 1 BR 495 sf

125 - 2 BR 765 sf

50 - 3 BR 928 sf

15 - 4 BR 1182 sf

5 - 5 BR 1290 sf

ADA UNITS

209 D 1 BR HC

213 A 1 BR HC

213 D 1 BR HC

221 A 1 BR HC

221 D 1 BR HC

223 A 1 BR HC

223 D 1 BR HC

229 A 1 BR HC

229 D 1 BR HC

120 A 1 BR HC

120 D 1 BR HC

259 C 2 BR AV



# LINCOLN COURTS

217 LINCOLN CIRCLE

TN7-04

AMP 040

DOFA 08/31/54