

## 1234 STREET SCOPE OF WORK

### OVERVIEW

This Bridging Neighborhoods Program (“BNP”) Request for Proposal (“RFP”) consists of a single home requiring a full renovation. BNP only accepts bids from Pre-Qualified Contractors (via BNP RFQQ), who attend the mandatory pre-bid walk and have submitted pricing within the established target price range.

### SCOPE OF WORK

BNP requires all program homes to be renovated to meet BNP Construction Quality Standards (“Construction Standards”) and any home-specific Standard Modifications. A mandatory pre-bid walk is held to provide a clear and concise overview of the program’s expectations as described in the Construction Standards and Standard Modifications provided within this RFP.

The full scope of work is made up of 4 parts, included in the attached document, “1234 Street Scope of Work.”

- Part I – Standard Modifications
- Part II – BNP Construction Quality Standards
- Part III – Product Specifications
- Part IV – Hazardous Materials Survey

Note that change orders will not be approved for any condition that was present and visible at the time of the mandatory pre-bid walk but was not taken into account in the Contractor’s bid.

### SCHEDULE

BNP requires all Pre-Qualified Contractors to complete home renovations in 4 months or less from the date the Notice to Proceed (“NTP”). Due to the time between RFP response and NTP, the construction schedule will be requested from the Contractor within a week of the NTP and will be reviewed and approved by BNP.

The mutually-agreed upon schedule will be the basis for all construction timelines and must include, at a minimum, an estimated date for:

- Completion of rough permitting;
- 30-day notice to completion; AND
- 2-week notice to completion.

Delays attributed to contractor negligence throughout construction, especially delays in the final 2-week period, can be penalized with liquidated damages of up to \$150 per day.

### MINIMUM QUALIFICATIONS

BNP prioritizes providing homes to participants in a timely manner. Minimum qualifications are observed to keep each home on schedule throughout the procurement and construction processes. While only Pre-Qualified Contractors are invited to respond, if the Contractor’s response does not meet the following qualifications, it will not be considered for evaluation:

- The Contractor must attend the mandatory pre-bid walk.
  - The pre-bid walk will begin at **TBD**.
- The Contractor must respond within the established target pricing.
- Current single and aggregate bond capacity must be sufficient to include the Contractor’s total bid response.
  - If the Pre-Qualified Contractor submits a bid that exceeds either the single or the aggregate bond capacity letter on file, the Contractor will be given 3 business days to provide an updated bonding letter supporting the bid response. If an updated bond letter is not provided timely, BNP reserves the right to reject the bid as not meeting the minimum qualifications.

### PRICING

- The established target price range for renovations at 1234 Street is: **\$70,500 - \$80,500**.

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### REQUIRED SUBMISSIONS

- Provide total cost for requested renovations in Oracle.

### EVALUATION CRITERIA

BNP utilizes a Pre-Qualification process for its general contractors (RFQQ); at the time of Pre-Qualification, information was provided by each contractor regarding its capabilities, staff and company experience. **The Evaluation Committee for this RFP will utilize what is on file from the contractor's RFQQ submission, unless updated documentation is submitted with the contractor's response.** If the contractor does not have any changes to the documents listed below, there is no need to submit the same documents again. The following information is on file for each contractor and will be assumed up-to-date at the time of submission unless noted otherwise:

- Single and Aggregate bond capacity letter

Note that it is BNP policy that Contractors new to the program or with poor past performance are not allowed more than one contract award simultaneously. In order to be eligible to receive more than one contract award simultaneously:

- The Contractor must have completed at least one home in the BNP program previously (I.E., First time contractors with BNP will not be awarded more than one contract award at a time). Completion of a home is generally contingent on a final punch walk and/or key hand-off to BNP AND
- The Contractor must have an average Contractor Assessment score of 3.5 or higher from the prior completed BNP renovations.
  - Note that ALL Pre-Qualified Contractors are eligible to bid on all RFPs. If the Contractor does not meet both of the criteria above and receives the highest score on more than one bid packet being reviewed at the same time, the evaluation committee reserves the right to determine which one bid packet is awarded to the Contractor and subsequently determine the bid packet(s) for which the Contractor is no longer eligible.

All proposals that are deemed to have met the minimum criteria noted in the Minimum Qualifications section will be evaluated based on the Evaluation Criteria below.

<b>Evaluation Criteria &amp; Description</b>		<b>Points</b>
<b>Capacity</b>	Capacity is determined based on percent of capacity available at the time of RFP close (total \$ of open BNP projects divided by total \$ aggregate bonding capacity). Highest points will be awarded to the lowest capacity percentage.	<b>25</b>
<b>Cost</b>	Highest points will be awarded to the lowest submitted response that is within the established target price range.	<b>25</b>
<b>Detroit Partnership</b>	Contractors demonstrating a joint or mentor venture partnership with a Detroit certified business receive an additional 15 points.	<b>15</b>

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## PART I – STANDARD MODIFICATIONS

### A. Compliance (Code, Warranty & Hazardous Materials)

1. Compliance (Hazardous Materials - Asbestos): Per Hazardous Material Survey, all asbestos containing materials identified within the survey will be abated and cleared prior to the General Contractor receiving a Notice to Proceed. All applicable work practices in the OSHA Standard must be observed by the General Contractor in completing the SOW and any forthcoming, approved change orders; all applicable prohibitions in the OSHA Standard must be adhered to.
2. Compliance (Hazardous Materials – Mold): Per BNP Construction Quality Standards, it is the responsibility of the General Contractor to remove all mold; refer to Mold Executive Summary, page 3-4, on Hazardous Material Survey for specific mold locations.

### B. Security

1. No changes to standards noted.

### C. Interior

1. Utilize **Mahogany** for this renovation:

Mahogany Package			
Product	Color	Specification	Model #
Shingles	Weatherwood	IKO	
Siding	Sea Grass	American Legend	WT527
Paint - General	Amazing Gray	Sherwin Williams	Flat
Paint - Kitchen; Bathroom Walls & Ceiling	Amazing Gray	Sherwin Williams	Egg Shell
Paint - Sherwin Williams - Trim	Dover White	Sherwin Williams	Satin
Paint - Sherwin Williams - Ceiling	Dover White	Sherwin Williams	Flat
Countertop Laminate	Bordeaux Juparana 4929	Wilsonart	
Cabinets - Smart Cabinets	Coffee	Sheffield- Maple	Smart Cabinets
Carpet	Sedona	Traffic Master – Americana	#300837412
LVT	Clarksvills Oak	Allure Plank	#89418

2. Provide gas and electric connection for stove.
3. Provide gas and electric connection for dryer.
4. Provide connection and space for a dishwasher.

### D. Exterior

1. Remove shed
2. Replace sewer line
3. Replace water damaged area near kitchen
4. Enclose property with fencing; add pedestrian gate.

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### PART III – PRODUCT SPECIFICATIONS

All items that include specific model numbers in the list below can be purchased at Home Depot.

Product	Color	Specification	Model #
Tub Surround - Delta Classic 400	White	29x59x61 in. 3 piece	40204
Vanity/With Basin - Glacier Bay	White	30 1/2 in.	GB30P2COM-WH
Vanity/With Basin - Glacier Bay	White	24 1/2 in.	GB24P2COM-WH
Pedestal Sink - American Standard	White	Single hole for faucet	467100.02
Bathroom Faucet - Glacier Bay	Chrome	4 in., 2 handle	67091W-6A01
Tub & Shower handle - Moen	Chrome	1 Handle 4 spray tub & Shower faucet with Valve	H597
Shower Curtain Rod - Glacier Bay	Chrome	60 in. Aluminum	HD14016
Medicine Cabinet - Zenith	Chrome	Plastic, surface or recessed mount	X2411
Vanity Light - Hampton Bay	Chrome	4 light Chrome Raceway Light	EW554CH
Bathroom Mirror - Glacier Bay	Chrome	24 in. W x 30 in. L Beveled Edge Bath Mirror	81173
Ceiling Exhaust Fan with light - NuTone	White	50 CFM Ceiling Exhaust Bath Fan with Light	763N
Toilet - Glacier	White	2-piece 1.28 GPF High Efficiency Single Flush	N2428RB/N2428T
Bathtub - Bootz Industries	White	Aloha 5 ft. Right Hand Drain Soaking Tub in White	011-2364-00
Kitchen Sink - Glacier Bay	Stainless Steel	33 x 22 in. 4 hole Double Bowl	HDDDB332264
Kitchen Faucet - Glacier Bay	Chrome	Single Handle w Sprayer	67552-1101
Washing Machine Outlet Box - Oatey	White	Quadro 1/4 Turn PEX Standard Display	38528
General Lighting Designer Fountain	Satin Platinum	2 Light Flush Mount	1257M-SP-AL
Bedroom Lighting (If we spec no fan)	Brushed Nickel	13 in. Frosted Glass Flush Mount	JAL8011L/BN
Bedroom Fan/Light Combo, Hugger	Brushed Nickel	52 in. LED Indoor Brushed Nickel Ceiling Fan with Light Kit	AL383LED-BN
Interior Door	White	Textured Molded Composite, Panel	THDJW136501026
Door Stops	Satin	Everbuilt	Value Pack
Bi Fold Doors	White	Textured Molded Composite, Bifold	THDJW160600147
Exterior Front Entry Door	White	Steel Front Door - With window	PSTLTCP3680LI
Exterior Back Entry Door	White	Steel Door - No window	THDJW166100317
Back and Side Security Door	Black	32 in. x 80 in. Su Casa Surface Mount Black, Outswing Steel Security Door with Expanded Metal Screen	5SH202WHITE32
Door Hardware - Defiant	Satin Nickel	Passage or Privacy	TGX230/TGX210
Door Hinges - Everbilt	Nickel	3-1/2 in. x 5/8 in. (pack of 3)	16909
Wall Mounted Mailbox	Black	Steel Drop box with lock	Model # 631-14-BLK
Bi-Fold Door Pulls	Satin Nickel	1-11/16 in	N7372
Exterior Door Hardware - Defiant	Stainless Steel	Entry knob and Deadbolt, 2 pack	B86L1D
Towel Bar, TP holder, Hand Towel, Hook	Chrome	Franklin Brass 4-piece bath hardware set	DS2400PC
Windows	White	Single hung low E insulated glass	GC Preference
Hot Water Tank		95% efficiency, 40 Gallon	GC Preference
Furnace		95% efficiency complete heating system including furnace, flu, gas connection, thermostat, ducts and registers	GC Preference

**1234 STREET SCOPE OF WORK**

**PART IV – HAZARDOUS MATERIALS SURVEY, 7702 Patton**

*Survey for 1234 Street begins on next page.*

SAMPLE