



Request for Proposals

Monon16: Housing Initiative- 2017

Construction of Single Family Homes

2018 Cornell ONLY

A. Overview

King Park Development Corporation (King Park) is a 501(c)3 non-profit organization that works to create affordable housing opportunities within our Monon16 focus area, which has boundaries of 16th Street to the South, 22nd Street to the North, College to the West, and Dr. Andrew J Brown to the East. Within this footprint, King Park plans to invest in new construction and rehabbed homes. The neighborhood has seen an influx of market rate homes and this proposal is to sponsor new construction homes affordable to low- to moderate-income homebuyers.

B. Proposal

King Park is accepting proposals to identify general contractor(s) to complete up to four (4) single family homes in 2017. King Park will ensure proper zoning for single family housing. Interested bidders may bid on one, some, or all lots listed below:

- ~~930 E 17th Street (1049922)~~
- ~~934 E 17th Street (1004103)~~
- ~~2214 Bellefontaine Street (1082650)~~
- 2018 Cornell Avenue (1088951)

Each should submit a design packet to include Scope of Work and Specifications that includes the General Conditions and preliminary construction drawings of floor plan and site plan with dimensions. Bidders **may** submit multiple floorplans and bids for each lot listed. Bidders are encouraged to submit designs packet that includes the following criteria:

- Overall house size of not less than 1,300 square feet
- Minimum of 1 ½ stories (2 stories preferred)
- Basement or crawlspace required (no slab construction)
- Minimum 3 bedrooms,
 - No bedroom may be smaller than 9' x 10'
 - Largest bedroom must be larger than 9' x 10'
- Each bedroom must have a closet
 - Closet should be at least 24" deep x 36" wide
 - Closets must be in addition to the minimum bedroom dimensions
- Minimum of one full bathroom and one half bathroom
 - Required ceramic or equivalent tile
 - Minimum of laminate countertops and mirrors



- Kitchen, family room, dining area and other first floor, common area should be hardwood, engineered hardwood, luxury vinyl plank, or equivalent
- Laundry and HVAC room should feature ceramic tile
- Kitchen countertops should be laminate (alternative options will be considered)
- Carpet is acceptable in all other rooms as well as stairs and upstairs hallways
- Covered front porch spanning the length of the front façade. If located on a corner lot, porch must wrap around to secondary front façade
 - Secondary front façade must have similar treatments as primary front façade
- Wood Rear deck must be included
- 1st floor ceilings must be a minimum of nine (9) feet in height
- Roof pitch must be a minimum of **9/12**
- Open floor plans should be utilized, though columns and half walls are acceptable
- All hallways and openings on the first floor must have a minimum width of 32"
- Siding should be smooth finish cement board without wood grain texture. Vinyl can be included as an alternative for cost effectiveness
- Remove any existing concrete drives, curb cuts, fencing, or intrusive vegetation
- Allowance of \$2,600 should be included for black or stainless steel kitchen appliances, including refrigerator, dishwasher, electric/gas range and over-the-range microwave
- Final grading, seeded and straw in yard, and minimal landscaping around the house
- Alternatives for buildable parking pads or garages*

*Optional Items

C. Bidder Instructions

Please provide bid pricing to complete all work in a detailed Scope of Work. Please submit a bid that accurately reflects your price to provide the necessary labor and materials to complete the work outlined above. A firm, fixed-price cost for construction of the base/standard Plan as submitted, and a line item list of all options with option pricing. Lump sum and square footage bids will not be reviewed. Please express all bid pricing in whole dollars only, no cents.

1. Additional Bidder Responsibilities

King Park Development Corporation is investing federal funds in this project, which include Community Development Block Grant (CDBG) funds. Your bid response must also include provisions for the following additional requirements:

- Section 3 (economic opportunities for low- and very-low income individuals and businesses) participation and reporting
- XBE (minority-, woman-, and veteran-owned business) participation and reporting



- Construction drawings, site plans, plot plans, drainage review, and other materials required to secure all necessary building permits
- Expenses related to the provision of temporary utilities (electric, gas, water, and telephone services) and utility consumption during construction until a Certificate of Occupancy is received by King Park
- Temporary toilet facilities, although not explicitly required.
- Worksite and material security.
- Inspections, including standard City inspections conducted by the Department of Business and Neighborhood Services.
- Inspections, conducted by DMD Rehabilitation Inspectors relative to *HOME Property Standards; CDBG General Requirements & Specifications*; and/or, any other third party inspections.
- 1 year warranty on all finishes and a 10 year structural warranty
- Houses must be constructed to the current Energy Star Requirements even though Energy Star certification is not required.
- Radon systems should be installed during construction and included in bid.

NOTE: Bidders are strongly encouraged to provide detailed plans for meeting and exceeding goals for Section 3 participation and XBE participation. Plans include certified subcontractors and suppliers as well as % of work to be self-performed by certified businesses. Responses that include these elements will be deemed most responsive.

2. Add Alternates

Bidders are encouraged to submit bid pricing for alternate approaches, designs, or materials that will add value to the project. Add Alternate items should be clearly noted on the completed bid. Please indicate whether bid prices for Add Alternates include labor, materials, or both.

3. Allowances

Allowances are cost placeholders for items that are required to complete the project, but which haven't been specified at the time of bidding. Items such as light fixtures and flooring are often specified as Allowances in order to allow bidders to prepare a realistic overall bid price even though those particular items haven't been definitively specified. Allowances are also used as placeholders for items that will be supplied by the owner, such as appliances. When preparing your bid, you may choose to include Allowances for items that are not specified, or simply submit a specification and hard cost estimate that you feel will make your bid competitive. Please note that all Allowances will be reconciled on a Time & Materials basis during construction. For example, if you specify a \$700 Allowance for lighting fixtures, you will be required to submit invoices for the actual cost of the installed lighting fixtures, and the contract price will be adjusted based



on the difference between the Allowance and the actual cost. Please indicate whether bid prices for Allowances include labor, materials, or both.

4. Change Orders

Your bid should include all reasonable costs to complete all work. Change Orders are changes to the original Scope of Work. Change Orders must be prepared outlining your price adjustment to complete the revised scope of work. King Park and the City Rehabilitation Specialist must approve all Change Orders in writing before the agreed upon scope of work and contract price can be adjusted. You are entitled to charge Profit & Overhead on Change Orders. Potential Change Orders may include:

- Permanent utility connections (gas, water, wastewater, electrical) that require additional permits, taxes, street cuts, and concrete or asphalt patching.
- Fence removal and site cleanup work not completed prior to construction.

5. Contingencies

Contingencies are items that must be addressed to complete the project but that could not have been known to King Park prior to receiving the completed Scope of Work. King Park has established a reasonable overall project budget for Contingencies. Bidders will not be entitled to charge Profit & Overhead on Contingencies. Do not pad bid prices within individual Work Divisions to allow for contingencies; doing so may make your bid less competitive. Rather, indicate a **proposed** Contingency amount for the entire bid as a percentage of your Total Cost Estimate. Thorough, detailed bids that minimize the proposed Contingency amount are preferred. Potential Contingencies may include:

- Removal of buried foundations or other debris uncovered during excavation.
- Replacement of collapsed underground sewer lines.

Please note, any expenditure of a contingency must be documented and submitted to King Park with any construction draw. Any remaining contingency will simply go unspent and will not become additional payment to contractor.

6. Profit & Overhead

Please include a reasonable Profit & Overhead line item as a percentage of your Total Cost Estimate. Please sign the bottom of your completed bid and complete the bidder cover sheet.

D. Evaluation & Selection Criteria

Proposals will be reviewed by stakeholders and the King Park's Housing Team. Reviewers may include King Park staff, King Park Board of Directors, King Park Development Consultants, and/or members of King Park's Construction Management Team. In addition to the criteria outlined above and in the submitted Scope of Work, proposals will be reviewed based on the overall approach to the project, sensitivity to neighborhood context, quality of architectural



design, ability to meet Section 3 and XBE participation goals, overall value for low- and moderate-income buyers, and GRAND TOTAL price. King Park will select what it deems to be the **highest quality, most responsive** bid proposal, which may or may not be the lowest bid submitted.

Upon selection of a bid, King Park's Construction Management Team will schedule a pre-construction meeting with the selected bidder to more fully develop designs, construction details, and Specification & Scope of Work, including clarifying and value-engineering bid pricing for individual Work Divisions, Add Alternates, Allowances, Contingency amounts, and Profit & Overhead prior to the selected bidder contracting with King Park.

E. Submission Due Date

Thursday, June 1, 2017 by 12 pm.

Late submissions may not be accepted.

Paper submissions may be hand-delivered, or mailed to:
King Park Development Corporation
1704 Bellefontaine Street
Indianapolis, IN 46202

Electronic submissions may be emailed to:
glewis@kingpark.org

King Park reserves the right to engage in discussions or negotiations with none, any, or all bidders as part of the selection process.

Based on the suitability of responses received by the submission due date, King Park reserves the right, at its sole discretion, to accept or reject any or all submissions and reissue this RFP at a future date to be determined.

By submitting bid the Bidder agrees the bid proposal and price(s) contained herein shall be valid for ninety (90) days from the bid due date, or until King Park and contractor have signed a contract, whichever comes first.