

Section Inv - Invitation to Bid

PROJECT Kitchen Renovations for:
Monroe Housing Commission
River Park Plaza
20 North Roessler Street
Monroe, Michigan 48162

OWNER Monroe Housing Commission
20 North Roessler Street
Monroe, Michigan 48162

PROJECT DESCRIPTION

The Monroe Housing Commission is undertaking Kitchen Renovations at the River Park Plaza facility located at 20 North Roessler Street, Monroe, MI 48162. Initial funding will be through the Implementation of the 2019, 2020 Capital Fund Program for Kitchen Renovations of Apartments within the Seven-Story Building. In general, the Scope of Work includes: Removal and Replacement of upper and lower kitchen cabinets, granite countertops with 4” granite backsplash, kitchen sink, and electrical modification. Work also includes the construction of an additional screen wall, provide and install additional cabinets, and granite countertops to create an eat-in kitchen. Kitchen appliances are to be temporarily removed, protected, and reinstalled at the conclusion of the renovations. The Apartments are to be occupied throughout the Construction. The Tenant shall be responsible for the temporary relocation and storage of their belongings during the Construction within each Unit. Work shall be completed in a fashion that minimizes the time of disruption to the Tenants. Work shall include all Permits, Labor, Materials, and necessary Structural, Architectural, Mechanical, Plumbing, and Electrical Trades Work for a complete Installation. The Base Bid is to include a total of (35) Kitchens starting on the Seventh Floor with all (23) Apartments, Sixth Floor (11) Studio Apartments, and First Floor (1) Two-Bedroom Apartment. The goal is to complete renovations of 143 Apartments, of the existing 147 Apartments, in a phased approach as funding allows. Current funding is not anticipated to support the full funding necessary for completion of the 143 Apartments. Therefore, the Work will be phased over several Capital Fund Cycles a Base Contract for a Scope of Work anticipated to be supported by the current funds will be entered into with the selected Contractor. As additional funds are made available, the Scope may be increased via Change Order based on a per Apartment factor established with this Bid as described in Alternates 7 and 8. The Monroe Housing Commission reserves the right to Re-Bid for the additional Work at their discretion. Work was recently completed on four (4) Apartments. Two Model Units (1) One-Bedroom and (1) Studio will be viewed during the Pre-Bid Walk-Through and shall serve as the Owner's base level of performance for each style of kitchen renovation. There is (1) Two-Bedroom, (75) One-Bedroom, and (67) Studio Apartments in total of the (143) to be renovated.

ALTERNATE #1 – ADD TO THE PROPOSAL THE COST TO: Provide and Install LVT in a Kitchen of a One-Bedroom Apartment Currently with VCT.

Base Bid: No Work Related To This Alternate Is Included With The Base Bid.

Provide Labor and Material for the Installation of Plank "Wood Look" Vinyl Flooring (LVT) in Kitchen of One-Bedroom Apartment that currently has VCT Flooring. Inspect and Prep VCT Flooring for acceptance of Installation of LVT Flooring. Install Transition Strip between the Living Room and

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Kitchen Finishes for a smooth transition. This Work is intended to be completed while the Kitchen Renovations are taking place.

ALTERNATE #2 – ADD TO THE PROPOSAL THE COST TO: Provide and Install LVT Flooring in Living Room of a One-Bedroom Apartment Currently Finished With Carpet

Base Bid: No Work Related To This Alternate Is Included With The Base Bid.

Provide Labor and Material for the Removal of Carpet Floor Assembly to Sub-Floor. Inspect and Prep Sub-floor for the Installation of Plank "Wood Look" Vinyl Flooring (LVT) in Living Room of One-Bedroom Apartment. Floor Installation shall be limited to the Living Room with Installation of a transition strip between the Bedroom and Living Room finishes for a smooth transition. This Work is intended to be completed while the Kitchen Renovations are taking place.

ALTERNATE #3 – ADD TO THE PROPOSAL THE COST TO: Provide and Install LVT Flooring in Living Room of a One-Bedroom Apartment Currently Finished With VCT

Base Bid: No Work Related To This Alternate Is Included With The Base Bid.

Provide Labor and Material for the Installation of Plank "Wood Look" Vinyl Flooring (LVT) in Living Room of One-Bedroom Apartment. Inspect and Prep VCT Flooring for acceptance of Installation of LVT Flooring. Install Transition Strip between the Bedroom and Living Room Finishes for a smooth transition. This Work is intended to be completed while the Kitchen Renovations are taking place.

ALTERNATE #4 – ADD TO THE PROPOSAL THE COST TO: Provide and Install LVT Flooring in Kitchen of Studio Apartment Currently with VCT

Base Bid: No Work Related To This Alternate Is Included With The Base Bid.

Provide Labor and Material for the Installation of Plank "Wood Look" Vinyl Flooring (LVT) in Kitchen of Studio Apartment that currently has VCT Flooring. Inspect and Prep VCT Flooring for acceptance of Installation of LVT Flooring. Install Transition Strip between the Living Room and Kitchen Finishes for a smooth transition. This Work is intended to be completed while the Kitchen Renovations are taking place.

ALTERNATE #5 – ADD TO THE PROPOSAL THE COST TO: Provide and Install LVT Flooring in Living Room of a Studio Apartment Currently Finished With Carpet

Base Bid: No Work Related To This Alternate Is Included With The Base Bid.

Provide Labor and Material for the Removal of Carpet Floor Assembly to Sub-Floor. Inspect and Prep Sub-floor for the Installation of Plank "Wood Look" Vinyl Flooring (LVT) in Living Room of Studio Apartment. Floor Installation shall be limited to the Living Room with Installation of a transition strip between the Bedroom and Living Room finishes for a smooth transition. This Work is intended to be completed while the Kitchen Renovations are taking place.

ALTERNATE #6 – ADD TO THE PROPOSAL THE COST TO: Provide and Install LVT Flooring in Living Room of a Studio Apartment Currently Finished With VCT

Base Bid: No Work Related To This Alternate Is Included With The Base Bid.

Provide Labor and Material for the Installation of Plank "Wood Look" Vinyl Flooring (LVT) in Living Room of Studio Apartment. Inspect and Prep VCT Flooring for acceptance of Installation of LVT Flooring. Install Transition Strip between the Bedroom and Living Room Finishes for a smooth transition. This Work is intended to be completed while the Kitchen Renovations are taking place.

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ALTERNATE #7 – ADDITIONAL WORK: To add a Studio Apartment to the Base Bid Scope Provide Labor And Material for the Kitchen Renovation of a Studio Apartment (Per Apartment Basis) as Described in the Base Bid Scope of Work.

ALTERNATE #8 – ADDITIONAL WORK: To add a One-Bedroom Apartment to the Base Bid Scope

Provide Labor and Material for the Kitchen Renovation of a One-Bedroom Apartment (Per Apartment Basis) as Described in the Base Bid Scope of Work.

Bidders are encouraged to attend a Pre-Bid Conference ZOOM Meeting scheduled for 10:00 AM, Wednesday, April 14, 2021 ID: 825 9087 1110 Passcode: 715449 and In Person Walk-Through conducted by the Architect on Thursday, April 15, 2021 at 10:00 AM to be held at River Park Plaza, 20 N. Roessler Street, Monroe, MI 48162 to gain a better understanding and extent of the overall project scope. Bidders are required by the Instructions to Bidders to visit the River Park Plaza site. The site is available for inspection 10:00 AM Thursday April 15, 2021 and, by appointment from April 16th through Thursday, April 29, 2021 Monday through Thursday between the hours of 10:00 AM and 3:30 PM. Appointments can be made by calling the Monroe Housing Commission (734) 242-5880. A sign in sheet will be available at the site.

MISCELLANEOUS PROJECT INFORMATION

All questions, in written form, shall be directed to the office of the Architect, James S. Jacobs Architects, 25 Washington Street, Monroe, Michigan 48161. Phone: (734) 241-7933.

Email: Jeanette Marrs, Project Manager jeanettem@jsjacobsarch.com.

Cc: jimj@jsjacobsarch.com and valj@jsjacobsarch.com

RFI'S & BID CONTRACT QUESTIONS: Bidders are encouraged to submit questions to the Architect no later than Friday, April 30, 2021.

CONTRACT DOCUMENTS

Contract Documents will be made available on the Monroe Housing Commission website at www.monroehousing.org/contracts/ on Friday, April 9, 2021 for potential bidders. Documents will be available for review at the office of the Architect; James S. Jacobs Architects, PLLC, 25 Washington Street, Monroe, Michigan 48161, (734) 241-7933

BID BOND – Each proposal submitted must be accompanied by a bond from a Surety Company, in an amount not less than five (5%) percent of proposal amount. No other Bid Security will be accepted.

PERFORMANCE BOND – Each successful bidder will be required to furnish a performance bond and labor and materials payment bond equal to one hundred (100%) percent of the contract including accepted alternates, if any, and in accordance with the contract conditions. Premium for bonds shall be included in the base bid.

WAGE RATES - The rates of wages and fringe benefits to be paid to each class by the bidder, shall be not less than the wage and fringe benefit rates in accordance with Davis Bacon Wage Determination prevailing in the locality in which the work is to be performed and they must reflect the State of Michigan, Monroe County prevailing wage rates and fringe benefits.

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BID PROPOSAL, DELIVERY AND OPENING

Contractors shall comply with HUD Section 3 requirements and shall make every effort to hire area residents.

American made products are preferred.

Bidders are to include the following documents with the Bid Form.

HUD Form 5369A	Representations & Other Statements
HUD Form 2292	Certificate Re: Debarment/Suspension
Non-Collusion Affidavit	Non-Collusion Affidavit
HUD 50070	Certificate Drug Free Workplace
HUD 2530 OHF	Certificate Previous Participation HUD
Section 3	Implementation Plan
Bid Bond	

Bid Proposals must be submitted in duplicate within a sealed envelope, and on form provided by the Architect.

Bid proposals will be received at the office of the Architect:

James S. Jacobs Architects, PLLC
25 Washington Street
Monroe, Michigan 48161
Attn. Jeanette Marrs, Project Manager

Prior to 3:00 PM Local Time Wednesday, May 5, 2021. Emailed or Faxed Proposals will not be accepted.

Proposals delivered after the designated time will not be accepted.

Bidder may withdraw its bid at any time prior to the scheduled time for opening bids without penalty.

Owner reserves the right to reject any, part of any, or all bids and to waive any irregularities in bidding.

Bid proposals shall not be withdrawn for a period of 60 days subsequent to opening of bid.

Upon submission of all required documents, Contractor awarded the Contract shall be issued a Notice to Proceed.

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