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www.kcdc.org

Request for Proposals

MODULAR HOUSING UNITS

| | |
|--|---|
| Solicitation Number | C19008 |
| Due Date | October 12, 2018 |
| Due Time | 11:00 a.m. EST |
| Deliver Responses to | Knoxville's Community Development Corporation Procurement Division 901 N. Broadway Knoxville, TN 37917  |
| | The Procurement Building is behind the main office building. |
| Electronic Copies | Electronic copies are available on KCDC's webpage or by email at purchasinginfo@kcdc.org . |
| Responses may be emailed to KCDC | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Printed responses required | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Solicitation Meeting | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Solicitation Meeting is Mandatory | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Solicitation Meeting Date | Not applicable |
| Solicitation Meeting Time | Not applicable |
| Solicitation Meeting Location | Not applicable |
| Questions About This Solicitation | Submit questions to purchasinginfo@kcdc.org KCDC will not accept questions via telephone. |
| Open Records/Public Access to Documents | All document provided to KCDC are subject to the Tennessee Open Meetings Act (TCA 8-44-101) and open records requirements. |

Check KCDC's webpage for addenda and changes before submitting your response



General Information

1. **Background and Intent**

- a. Knoxville's Community Development Corporation (KCDC) is the public housing and redevelopment agency for the City of Knoxville and for Knox County in Tennessee. KCDC's affordable housing property portfolio includes 20 sites with approximately 3,525 dwelling units. KCDC also oversees approximately 3,958 Section 8 Vouchers, 82 Moderate Rehabilitation units and 20 Redevelopment areas. Several of the properties have transformed to the Project Based Rental Assistance program (PBRA) and KCDC is the management company for those sites. The properties for which KCDC is the management company include Five Points 1, LP; Lonsdale Homes, LP; Northridge Crossing, LP and The Vista at Summit Hill, LP.
- b. KCDC, on the behalf of Knoxville's Housing Development Corporation (KHDC), is seeking proposals for the manufacture and delivery of affordable modular duplex and single family housing on narrow vacant lots located on Clifton Road in the Knoxville area. It is required that suppliers hold pricing until close of business, December 31, 2018.
- c. The current need is for a mix of 25, 1 bedroom duplexes (50 units) and 3, 2 bedroom, 1 bath homes. However, KCDC reserves the right, upon the agreement of the supplier, to purchase additional units (including units with different configurations) under the same terms and conditions as detailed herein.
- d. It is critically important that these units match the appearance of the better aspects of the traditional neighborhoods in the heart of Knoxville.
- e. This solicitation is solely for the purchase and delivery of modular units. A separate solicitation will be issued for the set-up of the delivered units.

2. **Changes after Award**

It is possible that after award KCDC will need to revise the service needs or requirements specified in this document. KCDC reserves the right to make such changes after consultation with the supplier. Should additional costs arise, the supplier must document increased costs. KCDC reserves the right to accept and negotiate these charges.

3. **Codes and Ordinances**

All work covered is to be done in full accord with national, state and local codes and ordinances and orders that are in effect at the time the work is performed. This includes but is not limited to the International Building Code, National Fire Protection Association: Life and Safety, manufacturer's requirements and all other required codes.

4. **Contact Policy**

The supplier may not contact an officer, agent or employee of KCDC other than the KCDC's Procurement Division about matters pertaining to this solicitation, from the issuance of this solicitation until its award.

Information obtained from an unauthorized officer, agent or employee of KCDC will not affect the risks or obligations assumed by the supplier or relieve the supplier from fulfilling any of the conditions of the project. Such contact can disqualify the supplier from participation in the solicitation process.

5. **Damage**

The awarded supplier is responsible for any and all damage to buildings, equipment, grounds, premises and all other types of potential damage resulting from the provision of the services requested herein.

6. **Evaluation**

All responses are subject to a determination of “responsive” and “responsible” prior to award. KCDC is the sole judge as to the supplier’s “responsiveness” and “responsibility.” KCDC reserves the right to request additional information to assist in the evaluation process. This includes references and business capacity information.

- a. KCDC will review all proposals and reserves the right to request necessary modifications, waive minor technicalities, reject all proposals, reject any proposal that does not meet mandatory requirement(s) or cancel this RFP, according to KCDC’s best interests.
- b. KCDC’s Evaluation Team may elect to interview one or more suppliers before making an award. Interviews may include an in-person examination of the proposed product. KCDC shall not reimburse the supplier for the costs associated with the interview process.
- c. KCDC evaluates responses on a weighted evaluation system. The categories and points assigned for each category are below.

| FACTORS | MAXIMUM POINTS |
|---|----------------|
| Cost Purchase, delivery, options, et cetera taking into consideration excluded items that will require additional work onsite by builder. | 60 |
| Past Experience and References Positive or negative past experiences and references will be evaluated. | 10 |
| Design/Build Capability Experience of project team. | 15 |
| Product Quality How well the product meets all areas of the specification. Estimated life expectancy of units. The overall quality level of the unit. | 15 |
| Total Points Possible | 100 |

7. **General Instructions**

KCDC does not insert “General Instructions to Suppliers” in solicitation documents. These instructions are at www.kcdc.org. Click on “Procurement” and the link to the instructions. The supplier’s submittal means acceptance of the terms and conditions set forth in KCDC’s “General Instructions to Suppliers.”

8. **Insurance**

The supplier agrees to maintain at its sole expense during the term of this agreement insurance coverages and limits in accordance with the supplier's standard business practices and acceptable to KCDC. Supplier shall provide KCDC with Certificates of Insurance evidencing such insurance prior to contract execution.

9. **Invoicing/Ordering**

- a. Until a purchase order is in place, **work is not to be performed** nor are goods to be delivered. KCDC does not have a legal obligation to pay for the work performed prior to the issuance of a purchase order.
- b. Suppliers must submit invoices within 90 days of the delivery of goods or services. KCDC may deny invoices submitted after the 90-day threshold. KCDC prefers invoices arrive within 10 days following the end of the month in which delivery of the goods or services occurred.
- c. KCDC's purchases of goods are exempt from Tennessee sales and use tax pursuant to Tennessee Code Annotated 67-6-329(a) (4) and KCDC is generally exempt from the Federal Excise tax. Suppliers are subject to Tennessee sales and use tax on all materials and supplies used in the performance of a contract, whether such materials and supplies are purchased by the supplier, produced by the supplier, or provided to the supplier by KCDC, pursuant to Tennessee Code Annotated 67-6-209. The supplier will pay all taxes incurred in the performance of an awarded contract. Upon the placement of a purchase order or the award of a contract, KCDC will provide a State of Tennessee Sales Tax Exemption form to the supplier. KCDC will not pay taxes on invoices.
- d. KCDC pays by electronic transfer (ACH) only. KCDC does not issue checks. Suppliers will need to set up their access to KCDC's Vendor Portal to track actual payments made.
- e. KCDC requires that invoices be submitted via email.

10. **Length of Award**

The length of the contract will initially be 12 months with four optional one-year renewals that KCDC may exercise at its discretion.

11. **Licensure**

Suppliers must possess and maintain proper licensure from the State of Tennessee and all other authorities having jurisdiction throughout the term of this award. City and County licenses may be required - it is your responsibility to obtain such required licenses.

The supplier must adhere to the various laws and rules issued by the State of Tennessee Division of Fire Prevention including:

- Tennessee Modular Building Act (Law) T. C. A. 68-126-301
- Tennessee Modular Building Rules - Chapter 0780-2-13
- Tennessee Public Building Accessibility Act (Law) T. C. A. 68-120-201
- Tennessee Public Building Accessibility Act (Rules) Chapter 0620-2-3
- Tennessee Safety Glazing Act (Law) T. C. A. 68-120-301

12. **Materials and Workmanship**

All materials and equipment furnished shall be new and of high quality. Work shall be accurate, skilled and subject to approval of KCDC. All materials and equipment provided shall conform to regulations of enforcement bodies having jurisdiction. Suppliers shall furnish material samples for approval if desired by KCDC.

13. **Price Structure**

- a. After 12-31-18, if KCDC desires to order additional units, KCDC and the successful supplier will review the pricing and, if necessary, adjust pricing to accommodate changes in the economy. KCDC reserves the right to accept or reject requested price increase. Suppliers may lower prices at any time with or without notice.
- b. KCDC does not pay fuel surcharges.

14. **Questions**

Send direct questions pertaining to this document to purchasinginfo@kcdc.org with "Modular Housing" in the subject line, at least five days prior to the due date.

15. **Representations**

By submitting a response, the supplier represents and warrants:

- a. That the supplier is financially solvent and that it is experienced in and competent to perform the work, and/or to furnish the personnel, plans, materials, supplies or equipment to be performed or furnished by it; and
- b. That the supplier is familiar with all federal, state, municipal and county laws, ordinances and regulations, which may in any way affect the work of those employed therein, including but not limited to any special acts relating to the work or to the project of which it is a part; and

16. **Safety and OSHA Guideline Compliance**

- a. The supplier is responsible for providing and placing barricades, tarps, plastic, flag tape and other safety/traffic control equipment to protect the public, surrounding areas, equipment and vehicles.
- b. Staff and the public safety is of prime concern to KCDC and all costs associated are the responsibility of the supplier.
- c. The supplier shall ensure that its employees exercise all necessary caution and discretion to avoid injury to persons or damage to property.
- d. The supplier will protect all buildings, appurtenances and furnishings from damage. The supplier shall, at his expenses, repair such damages (or replace the items) by approved methods to restore the damaged areas to their original condition.
- e. Supplier shall comply with all other OSHA and TOSHA safety standards that apply.

17. **Security**

- a. The successful supplier is responsible for providing (if necessary) any and all security to equipment, materials, personnel, tools and the site that are required for this job. KCDC is not responsible for damage or losses to equipment, materials, personnel, tools or the site.
- b. The successful supplier will, when finishing the delivery, secure doors, windows and other points of entrance when leaving the delivered units. Failure to do makes the supplier liable for losses and damages.

18. **Site Examination**

The failure or omission of the supplier to receive or examine this document or any part of the specifications, or to visit the sites and acquaint themselves as to the nature and location of the work, the general and local conditions and all matters which may in any way affect performance shall not relieve the supplier of any obligation to perform as specified herein. Supplier understands the intent and purpose thereof and their obligations there under and that they will not make any claim for, or have any right to damages resulting from any misunderstanding or misinterpretation of this agreement, or because of any lack of information.

Scope of Work

19. **General Information**

- a. KCDC wants proposals for the manufacture and delivery of modular units as noted below.

| KCDC wants a modular duplex with each of the units configured with: | |
|--|---|
| Bedroom | 1 |
| Open Concept Kitchen/Living area | 1 |
| Laundry area | 1 |
| Porch | 1 |
| Bathroom | 1 |

| KCDC wants a single family home with each of the units configured with: | |
|--|---|
| Bedroom | 2 |
| Open Concept Kitchen/Living area | 1 |
| Laundry area | 1 |
| Porch | 1 |
| Bathroom | 1 |

- b. Modular units must comply fully with the City of Knoxville’s Infill Design Guidelines. These can be found at http://archive.knoxmpc.org/plans/dguides/infill_guide.pdf

20. **Property and Design Standards**

- a. All housing constructed must meet all Tennessee Housing Development Agency (THDA) minimum design standards for new construction of single family and multifamily units, applicable local, county and state codes, Uniform Property Condition Standards (UPCS) and zoning ordinances at the time of project completion.
- b. In the absence of a local code, new construction of single-family units for rental must meet the current, state-adopted edition of the International Residential Code for One- and Two- Family Dwellings. The newly constructed units must also meet accessibility requirements and mitigate disaster impact as applicable per state and local codes, ordinances, et cetera.
- c. Additional design standards include:
 - 1. Energy Code. New construction projects must also meet the state-adopted edition of the International Energy Conservation Code.
 - 2. The units must be certified at the factory as (i) Energy Star and (ii) as having a REScheck calculation indicating the proposed design exceeds the 2012 International Energy Conservation Code by 15 percent or better. The costs of the certification should be included in the bid.
 - 3. Broadband Infrastructure. THDA requires that newly constructed rental units must be wired for broadband internet access.
 - 4. Modular Housing must be certified by the State of Tennessee
For new construction of Multifamily Housing (five or more units), a minimum of 5% of the units in the project (but not less than one unit) must be accessible to individuals with mobility impairments, and at a minimum, an additional 2% of the units (but not less than one unit) must be accessible to individuals with sensory impairments. The total number of units in a National Housing Trust Fund (NHTF) assisted project, regardless of whether all units are NHTF-assisted, is used as the basis for determining the minimum number of accessible units. Also, in a project where not all the units are NHTF-assisted, the accessible units may be either NHTF-assisted or non-NHTF-assisted.
- d. Titles II and III of the Americans with Disabilities Act (42 U.S.C. 12131–12189) implemented at 28 CFR parts 35 and 36, as applicable.
- e. KCDC expects that universal design would be used on all so that KCDC could select a mix of the units to be handicap accessible. At least one door on each unit should have a level entrance.
- f. Please include an explanation of any work to be completed by a contractor on site.
- g. Please price the attached specs. Feel free to consider and propose value engineering alternates, so long as the units still meet all environmental requirements.

21. **Detailed Specifications ~600 Square Foot 1 Bedroom Duplex with Universal Design Concepts**

| | |
|---|--|
| <p>The units must be certified at the factory as (i) Energy Star and (ii) as having a REScheck calculation indicating the proposed design exceeds the 2012 International Energy Conservation Code by 15 percent or better. The specs below may need slight tweaks to ensure the units are compliant.</p> | |
| <p>Please carefully describe any variances from the below specs.</p> | |
| <p>Please include an explanation of any work to be completed by a contractor on site.</p> | |
| <p>Please consider obvious Value Engineering alternatives and provide to us, keeping in mind the energy efficiency requirements.</p> | |
| <p>ROUGH CARPENTRY</p> | |
| EXTERIOR WALL STUD FRAMING – 8' HEIGHT | 2X6: GRADE PER STRUCTURAL REQUIREMENTS MINIMUM SPACING 16" OC |
| EXTERIOR WALL PLATES - DOUBLE TOP & SINGLE BOTTOM | 2X4: GRADE PER STRUCTURAL REQUIREMENTS MINIMUM SPACING 16" OC |
| INTERIOR WALL STUD FRAMING – 8' HEIGHT | 2X4: STUD GRADE OR BETTER @ 16" OC |
| INTERIOR WALL PLATES – SINGLE & DOUBLE TOP & SINGLE BOTTOM | 2X4: STUD GRADE OR BETTER 16" |
| FIRE PARTITION WALLS | 1 HOUR RATING AT PARTY WALL |
| FLOOR FRAMING | 2 X 10 GRADE PER STRUCTURAL REQUIREMENTS @ 16" OC |
| FLOOR FRAMING RIM JOIST | 2 X 10 GRADE PER STRUCTURAL REQUIREMENTS |
| PORCH FRAMING | 2 X 10 TREATED |
| PORCH DECKING | 5/4 X 6" TREATED |
| ROOF TRUSS FRAMING | 6/12 ENGINEERED TRUSS @ 24" OC WITH 12" OVERHANG |
| PORCH RAILINGS AND POSTS | ARCHITECTURAL POSTS WITH VINYL RAILING SYSTEM |
| SUBFLOORING | 23/32" T&G PLYWOOD STURDI-FLOOR |
| EXTERIOR WALL SHEATHING | 7/16" APA ORIENTED STRAND BOARD (FIRE RATED WHERE REQUIRED BY CODE) |
| ROOF SHEATHING - | 7/16" APA ORIENTED STRAND BOARD (USE FIRE RETARDANT MATERIAL WHERE REQUIRED BY CODE) |
| <p>FINISH CARPENTRY</p> | |
| BASE TRIM | 3 1/4" PAINTED MDF MOLDING |
| WINDOW CASING | 2 1/4" PAINTED MDF MOLDING |
| WINDOW JAMB | MDF JAMB |
| WINDOW STOOL | MDF JAMB |
| DOOR CASING | 2 1/4" PAINTED MDF MOLDING |
| <p>DAMPROOFING AND WATERPROOFING</p> | |
| EXTERIOR WALLS | HOUSE WRAPPED TYVEK or similar |
| <p>INSULATION</p> | |
| ROOF CAVITY | R-49 BLOWN |
| EXTERIOR WALLS | R-21 -FIBERGLASS BATTEN |
| FLOOR | R-30 - FIBERGLASS BATTEN (INSTALL AT SITE) |

| SIDING | |
|---|---|
| SIDING | CEMENT LAP 7" NOT INTERESTED IN VINYL - please provide for 3 complementary colors |
| GABLE ACCENT | PROVIDE TWO DIFFERENT LOOKS. |
| TRIM | 4/4 AT WINDOWS, DOORS, CORNERS |
| SHUTTERS | FRONT ELEVATION ONLY |
| ROOF | |
| SHINGLES | CERTAINTED LANDMARK ARCHITECTURAL or similar |
| FIRE AND SMOKE PROTECTION | |
| INTERIOR AIR INFILTRATION STOP | FOAM SEALANT |
| PENETRATION FIRESTOPPING (IF REQUIRED) | UL® ASSEMBLIES; HILTI® OR EQUAL MATERIALS |
| METAL DOORS AND FRAMES | |
| EXTERIOR ENTRY DOORS | STEEL 3/0 X 6/8 |
| WOOD AND PLASTIC DOORS | |
| INTERIOR DOORS | 6-PANEL HOLLOW CORE DOOR (3/0 OPENINGS AT BEDROOM AND BATHROOM) |
| SPECIALTY DOORS | |
| ATTIC ACCESS HATCH | GYPSUM WITH MOLDING and LOCK |
| WINDOWS | |
| VINYL WINDOWS | VINYL, VERTICAL SLIDER WITH LOW-E GLAZING |
| DOOR HARDWARE (NICKEL FINISH) | |
| LOCKSETS (ENTRY DOOR) | ADA SINGLE LEVER (Grade 2 I-Core Lock) |
| LOCKSETS (INTERIOR DOOR) | GRADE 3 ADA SINGLE LEVER |
| LOCKSETS (IF MECH/HVAC DOOR) | Grade 2 I-Core Lock |
| DOOR STOP | WHERE REQUIRED |
| PLASTER & GYPSUM BOARD | |
| WALLS AND CEILINGS | 1/2" AND/OR 5/8" GYPSUM WALLBOARD (PER CODE) |
| CORNER BEAD | SQUARE EDGE CORNER BEAD |
| WALL FINISH | LEVEL 4 SMOOTH |
| CEILING FINISH | LEVEL 4 SMOOTH |
| FLOORING | |
| WET AREAS (KITCHEN-BATH) | WOOD LOOK LVP |
| LIVING AREAS | WOOD LOOK LVP |
| ACOUSTIC TREATMENT | |
| LIVING UNIT SOUND WALLS | R-11 - 3 ½" THICK UNFACED FIBERGLASS BATTS |
| PAINTING AND COATING | |
| WALLS | FINISHED WITH EGGSHELL PAINT |
| CEILINGS | FINISHED WITH EGGSHELL PAINT |

| CLOSET & UTILITY SHELVING | |
|--|---|
| CLOSET | 12" CLOSETMAID SHELVING |
| TOILET, BATH AND LAUNDRY ACCESSORIES | |
| TOILET PAPER HOLDER | STANDARD POST AND ROLLER |
| TOWEL BAR | 18" OR 24" POST AND TUBE |
| MIRROR (VANITY) | FRAMED MIRROR |
| RESIDENTIAL KITCHEN APPLIANCES (ALL APPLIANCES WHITE OR BLACK FINISH) | |
| RANGE | 30" FREESTANDING RANGE, COIL TOP, OVEN GLASS, CLOCK (FRIGIDAIRE FFEF3011L) or equivalent |
| REFRIGERATOR | 18 CU FT, ENERGY STAR, ADA COMPLIANT, GLASS SHELVES, ICE MAKER (FRIGIDAIRE FFHI1831Q) or equivalent |
| DISHWASHER | 24" ENERGY STAR, PLASTIC TUB, TOUCH CONTROLS, DELAY START (FRIGIDAIRE FFBD2408N) or equivalent |
| DISPOSAL | 1/3 HP, CONTINUOUS FEED, STAINLESS STEEL IMPELLERS (FRIGIDAIRE FFDI331CM) or equivalent |
| RANGE HOOD | 30" ENERGY STAR VENT WITH LIGHT, EXHAUSTED TO EXTERIOR OF HOME Install Fire Stops under range hood |
| RESIDENTIAL CASEWORK | |
| CABINETS | OAK HARDWOOD CABINETS WITH FLAT SHAKER STYLE DOORS |
| COUNTERTOPS | |
| KITCHEN | LAMINATE WITH 4" BACKSPLASH |
| VANITY | LAMINATE WITH 4" BACKSPLASH |
| BLINDS | |
| WINDOW BLINDS | VINYL 2" BLIND WITH WAND |
| DOMESTIC WATER PIPING | |
| HOT & COLD SUPPLY WATER | PEX CROSS-LINKED POLYETHYLENE TUBING. |
| FITTINGS, HOT & COLD SUPPLY WATER | PEX FITTINGS Prefer ¼ turn angle/straight stops; All main water cut off valves to be ball valves |
| SANITARY WASTE & VENT PIPING | |
| DRAINAGE, WASTE, AND VENT SYSTEMS | SCHEDULE 40 PIPE AND FITTINGS |

| PLUMBING FIXTURES AND EQUIPMENT | |
|---|---|
| TOILETS | ELONGATED FRONT, ADA COMPLIANT, VITREOUS CHINA, TWO-PIECE TOILET, 1.6 GPF - WHITE |
| TUB/SHOWER | 60" TUB/SHOWER FIBERGLASS UNIT OR 60" SHOWER ONLY FIBERGLASS UNIT |
| TUB/SHOWER TRIM KITS | CFG® CORNERSTONE® SINGLE LEVER CHROME WITH FIXED SHOWER HEAD (WATER SAVING) or equivalent |
| BATH LAVATORY SINKS (DROP-IN) | BRISTOL BAY VCL-010 OR EQUAL 20"X17" VITREOUS CHINA |
| LAVATORY FAUCETS | DELTA SINGLE HANDLE CHROME or equivalent |
| KITCHEN SINK (DROP-IN) | DOUBLE BOWL 33" X 19" X 7" STAINLESS STEEL |
| KITCHEN FAUCET | DELTA SINGLE LEVER CHROME WITH SPRAY or equivalent |
| WATER HEATER | 30 GALLON RHEEM FURY HIGH EFFICIENCY or equivalent |
| HVAC EQUIPMENT-Trane, Lennox or equivalent (avoid Carrier) | |
| HEAT PUMP | UPFLOW |
| CONDENSER | 15 SEER |
| DUCTWORK | OVERHEAD DUCT WITH ALL JOINTS AND CONNECTIONS SEALED WITH MASTIC AND TAPE |
| AIR DISTRIBUTION | |
| BATH FAN | ENERGY STAR, CFM TBD |
| HVAC CONTROLS | |
| THERMOSTAT | PROGRAMMABLE |
| ELECTRICAL POWER | |
| WIRE AND CABLE | 600 VOLT, COPPER CONDUCTOR, NONMETALLIC - SHEATHED CABLE (NM-B), GROUND WIRE: • |
| POWER DISTRIBUTION | 200A MAIN BREAKER PANEL BOARD |
| BREAKERS | PLUG-IN TYPE BREAKERS SIZED PER CIRCUIT (AFCI WHERE REQUIRED) |
| CONDUIT AND FITTINGS | SIZED PER WIRE SIZE AND CODE – FOR ENTRANCE WIRE |
| WALL SWITCHES | TOGGLE SINGLE POLE, 15 AMP, 120 VOLT. |
| RECEPTACLES | TAMPER RESISTANT DUPLEX RECEPTACLES, TWO POLE, 15/20 AMP, 125 VOLT, WHITE |
| | TAMPER RESISTANT GFCI DUPLEX RECEPTACLE, TWO POLE, 15/20 AMP, 125 VOLT, WHITE |
| DEVICE PLATES | THERMOPLASTIC, WHITE, MULTIPLE COMBINATIONS |
| LOW VOLTAGE DISTRIBUTION | |
| CABLE/TV DISTRIBUTION | FLEXIBLE CONDUIT |
| PHONE/INTERNET DISTRIBUTION | FLEXIBLE CONDUIT |

| LIGHTS, FIXTURES, & BALLASTS | |
|---|--|
| KITCHEN/DINING | 6' RECESSED WITH LED BULB |
| ENTRY/HALLWAY | 11" SURFACE MOUNT NICKEL FINISH FITTER AND GLASS WITH LED BULB |
| LIVING ROOM AND BEDROOM | CEILING FAN W/LIGHT KIT |
| BATH VANITY LIGHTING | 2 BULB STRIP AND GLASS WITH LED BULBS |
| EXTERIOR LIGHTING AT EACH DOOR | COACH TYPE FIXTURE WITH LED BULBS |
| SMOKE DETECTOR | ION SENSOR, HARDWIRED WITH 10-year LITHIUM BATTERY BACKUP |
| COMMUNICATIONS | |
| TV/DATA JACKS | LIVING AND BEDROOM |

22. **Detailed Specifications ~900 Square Foot 1 Bedroom House with Universal Design Concepts**

| The units must be certified at the factory as (i) Energy Star and (ii) as having a REScheck calculation indicating the proposed design exceeds the 2012 International Energy Conservation Code by 15 percent or better. The specs below may need slight tweaks to ensure the units are compliant. | |
|--|---|
| Please carefully describe any variances from the below specs. | |
| Please consider obvious Value Engineering alternatives and provide to us, keeping in mind the energy efficiency requirements. | |
| Please include an explanation of any work to completed by a contractor on site. | |
| ROUGH CARPENTRY | |
| EXTERIOR WALL STUD FRAMING – 8' HEIGHT | 2X6: GRADE PER STRUCTURAL REQUIREMENTS MINIMUM SPACING 16" OC |
| EXTERIOR WALL PLATES - DOUBLE TOP & SINGLE BOTTOM | 2X4: GRADE PER STRUCTURAL REQUIREMENTS MINIMUM SPACING 16" OC |
| INTERIOR WALL STUD FRAMING – 8' HEIGHT | 2X4: STUD GRADE OR BETTER @ 16" OC |
| INTERIOR WALL PLATES – SINGLE & DOUBLE TOP & SINGLE BOTTOM | 2X4: STUD GRADE OR BETTER 16" |
| FIRE PARTITION WALLS | 1 HOUR RATING AT PARTY WALL |
| FLOOR FRAMING | 2 X 10 GRADE PER STRUCTURAL REQUIREMENTS @ 16" OC |
| FLOOR FRAMING RIM JOIST | 2 X 10 GRADE PER STRUCTURAL REQUIREMENTS |
| PORCH FRAMING | 2 X 10 TREATED |
| PORCH DECKING | 5/4 X 6" TREATED |
| ROOF TRUSS FRAMING | 6/12 ENGINEERED TRUSS @ 24" OC WITH 12" OVERHANG |
| PORCH RAILINGS AND POSTS | ARCHITECTURAL POSTS WITH VINYL RAILING SYSTEM AS NEEDED |
| SUBFLOORING | 23/32" T&G PLYWOOD STURDI-FLOOR |
| EXTERIOR WALL SHEATHING | 7/16" APA ORIENTED STRAND BOARD (FIRE RATED WHERE REQUIRED BY CODE) |

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|--|--|
| ROOF SHEATHING - | 7/16" APA ORIENTED STRAND BOARD (USE FIRE RETARDANT MATERIAL WHERE REQUIRED BY CODE) |
| FINISH CARPENTRY | |
| BASE TRIM | 3 1/4" PAINTED MDF MOLDING |
| WINDOW CASING | 2 1/4" PAINTED MDF MOLDING |
| WINDOW JAMB | MDF JAMB |
| WINDOW STOOL | MDF JAMB |
| DOOR CASING | 2 1/4" PAINTED MDF MOLDING |
| DAMPROOFING AND WATERPROOFING | |
| EXTERIOR WALLS | HOUSE WRAPPED WITH TYVEK or similar |
| INSULATION | |
| ROOF CAVITY | R-49 BLOWN |
| EXTERIOR WALLS | R-21 -FIBERGLASS BATTEN |
| FLOOR | R-30 - FIBERGLASS BATTEN |
| SIDING | |
| SIDING | CEMENT LAP 7" - NOT INTERESTED IN VINYL-please provide 3 complementary colors among the units. |
| GABLE ACCENT | PROVIDE TWO DIFFERENT LOOKS. |
| TRIM | 4/4 AT WINDOWS, DOORS, CORNERS |
| SHUTTERS | FRONT ELEVATION ONLY |
| ROOF | |
| SHINGLES | CERTAINEED LANDMARK ARCHITECTURAL or similar |
| FIRE AND SMOKE PROTECTION | |
| INTERIOR AIR INFILTRATION STOP | FOAM SEALANT |
| PENETRATION FIRESTOPPING (IF REQUIRED) | UL® ASSEMBLIES; HILTI® OR EQUAL MATERIALS |
| METAL DOORS AND FRAMES | |
| EXTERIOR ENTRY DOORS | STEEL 3/0 X 6/8 (GLAZING AS NEEDED) |
| WOOD AND PLASTIC DOORS | |
| INTERIOR DOORS | 6-PANEL HOLLOW CORE DOOR (3/0 OPENINGS AT BEDROOM AND BATHROOM) |
| SPECIALTY DOORS | |
| ATTIC ACCESS HATCH | GYPSUM WITH MOLDING with lock |
| WINDOWS | |
| VINYL WINDOWS | VINYL, VERTICAL SLIDER WITH LOW-E GLAZING |
| DOOR HARDWARE (NICKEL FINISH) | |
| LOCKSETS (ENTRY DOOR) | ADA SINGLE LEVER (Grade 2 I-Core Lock) |
| LOCKSETS (IF MECH/HVAC DOOR) | Grade 2 I-Core Lock |
| LOCKSETS (INTERIOR DOOR) | GRADE 3 ADA SINGLE LEVER |
| DOOR STOP | WHERE REQUIRED |

| PLASTER & GYPSUM BOARD | |
|--|---|
| WALLS AND CEILINGS | 1/2" AND/OR 5/8" GYPSUM WALLBOARD (PER CODE) |
| CORNER BEAD | SQUARE EDGE CORNER BEAD |
| WALL FINISH | LEVEL 4 SMOOTH |
| CEILING FINISH | LEVEL 4 STOMP/STIPPLE PATTERN |
| FLOORING | |
| WET AREAS (KITCHEN-BATH) | WOOD LOOK LVP |
| LIVING AREAS | WOOD LOOK LVP |
| ACOUSTIC TREATMENT | |
| LIVING UNIT SOUND WALLS | R-11 - 3 1/2" THICK UNFACED FIBERGLASS BATTS |
| PAINTING AND COATING | |
| WALLS | FINISHED WITH EGGSHELL PAINT |
| CEILINGS | FINISHED WITH EGGSHELL PAINT |
| CLOSET & UTILITY SHELVING | |
| CLOSET | 12" CLOSETMAID SHELVING |
| TOILET, BATH AND LAUNDRY ACCESSORIES | |
| TOILET PAPER HOLDER | STANDARD POST AND ROLLER |
| TOWEL BAR | 18" OR 24" POST AND TUBE |
| MIRROR (VANITY) | FRAMED MIRROR |
| RESIDENTIAL KITCHEN APPLIANCES (ALL APPLIANCES WHITE OR BLACK FINISH) | |
| RANGE | 30" FREESTANDING RANGE, COIL TOP, OVEN GLASS, CLOCK (FRIGIDAIRE FFEF3011L) or equivalent |
| REFRIGERATOR | 18 CU FT, ENERGY STAR, ADA COMPLIANT, GLASS SHELVES, ICE MAKER (FRIGIDAIRE FFHI1831Q) or equivalent |
| DISHWASHER | 24" ENERGY STAR, PLASTIC TUB, TOUCH CONTROLS, DELAY START (FRIGIDAIRE FFBD2408N) or equivalent |
| DISPOSAL | 1/3 HP, CONTINUOUS FEED, STAINLESS STEEL IMPELLERS (FRIGIDAIRE FFDI331CM) or equivalent |
| RANGE HOOD | 30" ENERGY STAR VENT WITH LIGHT, EXHAUSTED TO EXTERIOR OF HOME Install Fire Stops under range hood |
| RESIDENTIAL CASEWORK | |
| CABINETS | OAK HARDWOOD CABINETS WITH FLAT SHAKER STYLE DOORS |
| COUNTERTOPS | |
| KITCHEN | LAMINATE WITH 4" BACKSPLASH |
| VANITY | LAMINATE WITH 4" BACKSPLASH |
| BLINDS | |
| WINDOW BLINDS | VINYL 2" BLIND WITH WAND |

| DOMESTIC WATER PIPING | |
|---|--|
| HOT & COLD SUPPLY WATER | PEX CROSS-LINKED POLYETHYLENE TUBING. |
| FITTINGS, HOT & COLD SUPPLY WATER | PEX FITTINGS Prefer ¼ turn angle/straight stops; All main water cut off valves to be ball valves |
| SANITARY WASTE & VENT PIPING | |
| DRAINAGE, WASTE, AND VENT SYSTEMS | SCHEDULE 40 PIPE AND FITTINGS |
| PLUMBING FIXTURES AND EQUIPMENT | |
| TOILETS | ELONGATED FRONT, ADA COMPLIANT, VITREOUS CHINA, TWO-PIECE TOILET, 1.6 GPF - WHITE |
| TUB/SHOWER | 60" TUB/SHOWER FIBERGLASS UNIT OR 60" SHOWER ONLY FIBERGLASS UNIT |
| TUB/SHOWER TRIM KITS | CFG® CORNERSTONE® SINGLE LEVER CHROME WITH FIXED SHOWER HEAD (WATER SAVING) or equivalent |
| BATH LAVATORY SINKS (DROP-IN) | BRISTOL BAY VCL-010 OR EQUAL 20"X17" VITREOUS CHINA |
| LAVATORY FAUCETS | DELTA SINGLE HANDLE CHROME or equivalent |
| KITCHEN SINK (DROP-IN) | DOUBLE BOWL 33" X 19" X 7" STAINLESS STEEL |
| KITCHEN FAUCET | DELTA SINGLE LEVER CHROME WITH SPRAY or equivalent |
| WATER HEATER | 30 GALLON RHEEM FURY HIGH EFFICIENCY or equivalent |
| HVAC EQUIPMENT-Trane, Lennox or equivalent (avoid Carrier) | |
| HEAT PUMP | UPFLOW |
| CONDENSER | 15 SEER |
| DUCTWORK | OVERHEAD DUCT WITH ALL JOINTS AND CONNECTIONS SEALED WITH MASTIC AND TAPE |
| AIR DISTRIBUTION | |
| BATH FAN | ENERGY STAR, CFM TBD |
| HVAC CONTROLS | |
| THERMOSTAT | PROGRAMMABLE |
| ELECTRICAL POWER | |
| WIRE AND CABLE | 600 VOLT, COPPER CONDUCTOR, NONMETALLIC - SHEATHED CABLE (NM-B), GROUND WIRE: • |
| POWER DISTRIBUTION | 200A MAIN BREAKER PANEL BOARD |
| BREAKERS | PLUG-IN TYPE BREAKERS SIZED PER CIRCUIT (AFCI WHERE REQUIRED) |
| CONDUIT AND FITTINGS | SIZED PER WIRE SIZE AND CODE – FOR ENTRANCE WIRE |
| WALL SWITCHES | TOGGLE SINGLE POLE, 15 AMP, 120 VOLT. |
| RECEPTACLES | TAMPER RESISTANT DUPLEX RECEPTACLES, TWO POLE, 15/20 AMP, 125 VOLT, WHITE |
| | TAMPER RESISTANT GFCI DUPLEX RECEPTACLE, TWO POLE, 15/20 AMP, 125 VOLT, WHITE |

| | |
|---|--|
| DEVICE PLATES | THERMOPLASTIC, WHITE, MULTIPLE COMBINATIONS |
| LOW VOLTAGE DISTRIBUTION | |
| CABLE/TV DISTRIBUTION | FLEXIBLE CONDUIT |
| PHONE/INTERNET DISTRIBUTION | FLEXIBLE CONDUIT |
| LIGHTS, FIXTURES, & BALLASTS | |
| KITCHEN/DINING | 6' RECESSED WITH LED BULB |
| ENTRY/HALLWAY/2ND BEDROOM | 11" SURFACE MOUNT NICKEL FINISH FITTER AND GLASS WITH LED BULB |
| LIVING ROOM AND BEDROOM | CEILING FAN W/LIGHT KIT |
| BATH VANITY LIGHTING | 2 BULB STRIP AND GLASS WITH LED BULBS |
| EXTERIOR LIGHTING AT EACH DOOR | COACH TYPE FIXTURE WITH LED BULBS |
| SMOKE DETECTOR | ION SENSOR, HARDWIRED WITH 10-year LITHIUM BATTERY BACKUP |
| COMMUNICATIONS | |
| TV/DATA JACKS | LIVING AND BEDROOM |

23. **Submittal Instructions**










Submit your information in the order indicated below:

| Document Number | Title | Form Provided by |
|-------------------------|---|-------------------------|
| Solicitation Document A | General Response and Cost Section | KCDC |
| Solicitation Document B | Prototype Elevation and Floorplan/Explanation of work performed by contractor onsite. | Supplier |
| Solicitation Document C | Supplier Experience Information | Supplier |
| Solicitation Document D | Project Team Information | Supplier |
| Solicitation Document E | Affidavits | KCDC |

[This and the Previous Pages Do Not Need to be Returned](#)

Modular Housing Units C19008
Solicitation Document A Supplier's General Response and Cost

General Information about the Supplier

| | |
|---|--|
| Sign Your Name to the Right of the Arrow  | |
| Your signature indicates that you have read and agree to "KCDC's General Instructions to Suppliers" on www.kcdc.org . | |
| Printed Name and Title  | |
| Company Name  | |
| Street Address  | |
| City/State/Zip  | |
| Contact Person (Please Print Clearly)  | |
| Telephone Number  | |
| Cell Number  | |
| Supplier's e-mail address (Please Print Clearly)  | |

Addenda

Addenda are at www.kcdc.org. Click on "Procurement" and then on "Open Solicitations" to find addenda. Please check for addenda prior to submitting a proposal.

Acknowledge addenda have been issued by checking below as appropriate:

| | | | | | |
|-------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| None <input type="checkbox"/> | Addendum 1 <input type="checkbox"/> | Addendum 2 <input type="checkbox"/> | Addendum 3 <input type="checkbox"/> | Addendum 4 <input type="checkbox"/> | Addendum 5 <input type="checkbox"/> |
|-------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|

Statistical Information (check all that apply)

| | |
|---|--|
| This business is at least 51% owned and operated by a woman | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| This business qualifies as a small business by the State of Tennessee (Gross receipts of \$10,000,000 or less and employing less than 100 full time persons) | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| This business qualifies as Section 3 business (as defined by HUD): It is at least 51% owned by a Section 3 resident (lives in Public Housing) or it employs Section 3 residents for at least 30% of its employee base; or it commits to sub contract at least 25% of the project's dollars to a Section 3 business. | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| This business is owned & operated by persons at least 51% of the following ethnic background: | |
| Asian/Pacific <input type="checkbox"/> | Black <input type="checkbox"/> |
| Hasidic Jew <input type="checkbox"/> | Hispanic <input type="checkbox"/> |
| Native Americans <input type="checkbox"/> | White <input type="checkbox"/> |

Cooperative Procurement

Subject to additional location/delivery charges, the supplier agrees to extend the offered costs to other governments if the government so desires. Yes No

Prompt Payment Discount

A prompt payment discount of _____% is offered for payment within ____ days of submission of an accurate and proper invoice.

Mastercard Acceptance

| |
|--|
| Mastercard is accepted for payment without additional fees. Yes <input type="checkbox"/> No <input type="checkbox"/> |
| Mastercard is accepted for payment with a fee of _____. Yes <input type="checkbox"/> No <input type="checkbox"/> |

Exceptions to Specifications (Indicate the item number)

Delivery is guaranteed within ____ days after receipt of a purchase order.

Pricing

1 Bedroom Duplex

\$

2 Bedroom House

\$

Solicitation Document B Supplier's Prototype Drawing and Explanation of work onsite

Suppliers are to provide Exterior Elevation/Interior Floorplan and a detailed explanation of work performed by contractor onsite, including materials expected to be provided by contractor.

Solicitation Document C Suppler Experience Information

Suppliers will provide information about their experience with public entities to show proven and demonstrated ability to execute the RFP requirements. The proposal must include at least **three** specific references of similar accounts. While you may have had numerous separate contracts with a particular company, a company can only be **one** reference.

Present information in this format:

1. Name of the business serviced
2. Contact name
3. Address
4. Phone number
5. Email address
6. Amount of the contract
7. Description of the contract
8. Date the contract began
9. Date the contract ended (if applicable)

Solicitation Document D Project Team Information

List those proposed to lead/manage this project. Indicate their previous experience with similar projects, training and relevant certifications.

Suppliers: _____

Conflict of Interest:

1. No commissioner or officer of KCDC or other person whose duty it is to vote for, let out, overlook or in any manner superintend any of the work for KCDC has a direct interest in the award or the supplier providing goods or services.
2. No employee, officer or agent of the grantee or sub-grantee will participate in selection, or in the award or administration of an award supported by Federal funds if a conflict of interest, real or apparent, would be involved. Such a conflict would arise when the employee, officer or agent, any member of his immediate family, his or her partner, or an organization, which employs, or is about to employ, any of the above, has a financial or other interest in the supplier selected for award.
3. The grantee's or sub-grantee's officers, employees or agents will neither solicit nor accept gratuities, favors or anything of monetary value from suppliers, potential suppliers, or parties to sub-agreements.
4. By submission of this form, the supplier is certifying that no conflicts of interest exist.

Drug Free Workplace Requirements:

5. Private employers with five or more employees desiring to contract for construction services attest that they have a drug free workplace program in effect in accordance with TCA 50-9-112.

Eligibility:

6. The supplier is eligible for employment on public contracts because no convictions or guilty pleas or pleas of nolo contendere to violations of the Sherman Anti-Trust Act, mail fraud or state criminal violations with an award from the State of Tennessee or any political subdivision thereof have occurred.

General:

7. Supplier fully understands the preparation and contents of the attached offer and of all pertinent circumstances respecting such offer.
8. Such offer is genuine and is not a sham offer.

Iran Divestment Act:

9. Concerning the Iran Divestment Act (TCA 12-12-101 et seq.), by submission of this bid/quote/proposal, each supplier and each person signing on behalf of any supplier certifies, and in the case of a joint bid/quote/proposal, each party thereto certifies as to its own organization, under penalty of perjury, that to the best of its knowledge and belief that each supplier is not on the list created pursuant to § 12-12-106.

Non-Collusion:

10. Neither the said supplier nor any of its officers, partners, owners, agents, representatives, employees or parties interest, including this affiant, has in any way colluded conspired, connived or agreed, directly or indirectly, with any other responder, supplier, or person to submit a collusive or sham offer in connection with the award or agreement for which the attached offer has been submitted or to refrain from making an offer in connection with such award or agreement, or collusion or communication or conference with any other supplier, or, to fix any overhead, profit, or cost element of the offer price or the offer price of any other supplier, or to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against KCDC or any person interested in the proposed award or agreement.

11. The price or prices quoted in the attached offer are fair, proper and not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the supplier or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.

Accuracy of Electronic Copies:

12. If the supplier provides electronic copies of the bid/proposal/quote to KCDC, the supplier certifies that the information provided on paper and in the electronic format is identical unless specifically noted otherwise.

The undersigned hereby acknowledges receipt of these affidavits and certifies that the submittal in response to this solicitation is in full compliance with the listed requirements.

| | |
|--|--|
| Signed by _____ | |
| Printed Name _____ | |
| Title _____ | |
| Subscribed and sworn to before me this date | |
| By (Notary Public) _____ | |
| My Commission Expires on _____ | |
| Notary Stamp | |