

SPECIFICATIONS

SECTION 1: Scope and Project Description

1.1 PROJECT INFORMATION

- A. Notice to Bidders: The Franklin County Fiscal Court is requesting sealed bids for interior renovations to the Carter House at Lakeview Park, 2456 Georgetown Road, Frankfort Kentucky. Bidders may submit bids for project as described in this Document.
1. Regulatory Requirements: Kentucky Revised Statute 45A.365 shall govern submittal, opening, and award of bids.
- B. Project Identification: Carter House Interior Renovations
1. Project Location: 2456 Georgetown Road, Frankfort, Kentucky 40601.
- C. Owner: Franklin County Fiscal Court, 321 W. Main St., Frankfort, Kentucky 40601.
-
- Owner's Representative: Robert Hewitt, Director-Planning & Building Codes
Department
- Franklin County Fiscal Court
321 W. Main St., Frankfort, Kentucky 40601
rhewitt@franklincountyky.com (502) 875-8701
- D. Architect: N/A
- E. Construction Manager: N/A
- F. Design-Builder: N/A.
- G. Project Description: In general, the following scope of work is to be performed includes but is not limited to the following: adding ceiling lights in five (5) rooms, refinishing the hardwood floors, replacing existing laminate flooring, complete remodel of the downstairs restroom, renovation of the upstairs restroom, labeling of all electrical circuits/receptacles and installation of floor tile.
- H. Construction Contract: Bids will be received for the following Work:
1. General Contract (all trades).

1.2 BID SUBMITTAL AND OPENING

- A. Owner will receive sealed lump sum bids until the bid time and date at the location given below. Owner will consider bids prepared in compliance with the Instructions to Bidders issued by Owner, and delivered as follows:
 - 1. Bid Date: **January 19, 2017.**
 - 2. Bid Time: **10:00 a.m. EST.**
 - 3. Location: Office of Franklin County Judge/Executive
321 W. Main Street
Frankfort, Kentucky 40601
- B. Bids will be thereafter publicly opened and read aloud.

1.3 BID SECURITY

- A. No Bid security is required.

1.4 PREBID MEETING

- A. Prebid Meeting: A mandatory Prebid meeting for all bidders will be held at the Carter House in Lakeview Park, 2456 Georgetown Road, Frankfort, Kentucky 40601 on **January 12, 2017 at 10:00 a.m. EST.** Prospective prime bidders are **required** to attend.
 - 1. Bidders' Questions: Owners representative will provide responses at Prebid meeting to bidders' questions received up to the day of the meeting.

1.5 TIME OF COMPLETION: 45 calendar days. Liquidated damages will be assessed against the Contractor in the amount of \$200.00 for every day in excess of the agreed to Final Completion date.

- A. Successful bidder shall begin the Work on receipt of the Notice to Proceed and shall complete the Work within the Contract Time.

1.6 BIDDER'S QUALIFICATIONS

- A. Bidders must be properly licensed and be able to provide a W-9 and Insurance in a form acceptable to Owner will be required of the successful Bidder before work may commence. Bidders shall submit their Employer Identification Number (E.I.N.) to the Owner on the bid form. In the absence of an E.I.N., Bidder must submit their Social Security Number. An out-of-state contractor and/or subcontractor will be obligated to show proof that they are registered to conduct business in the Commonwealth of Kentucky, County of Franklin and City of Frankfort.

1.7 AFFIDAVIT OF NON-COLLUSION

- A. Bid proposals, including non-collusion affidavit, which is provided in Section 000400: Bid Form, of the Bidding and Contract Documents, shall be properly and completely executed and shall be in sealed envelope marked, "CARTER HOUSE INTERIOR RENOVATIONS" together with all other documents required.

SECTION 2: General

2.1 GENERAL

- A. It is the intent of these specifications to form a guide for complete installation. Therefore, any items not specifically noted, but reasonably necessary for a complete installation, shall be furnished under the contract.
- B. In general, limit work to normal business hours (8:00 a.m. – 4:30 p.m.), Monday through Friday. During the project period, the structure will be closed to the public.
- C. It is not known whether any hazardous materials are present in any area(s) that might be disturbed. If hazardous materials are encountered, do not disturb and immediately notify the owner. Removal of the materials will be contracted by the owner.
- D. Coordinate all work with owner. Notify the owner of and special conditions that are present on any particular day.

2.2 CLEANLINESS

- A. Contractor shall keep the job site orderly and free from debris and accumulations of waste during construction. Collection and disposal of any waste generated by this project are the sole responsibility of the contractor. Project Location: 2456 Georgetown Road Frankfort, Kentucky 40601.
- B. Upon completion of the project, all equipment and debris shall be removed from the site and the area shall be left in a neat and acceptable condition. Final payment shall not be issued until the owner's representative has completed a final inspection of the project site.

2.3 PROTECTION OF FACILITIES

- A. The contractor shall protect from damage all facilities within or adjacent to the project area. Any damage to these facilities that are a result of the contractors work or actions

shall be repaired or replaced by the contractor. Facilities shall include but are not limited to floors, walls, ceilings, doors, pavement, sidewalks, drainage, and utility lines.

- B. Existing Utility Interruptions: Do not interrupt utilities servicing the facility or unless permitted by notifying the owner at least two days in advance of the proposed utility interruption.

2.4 PAYMENT

- A. Due to the short construction schedule, the contractor shall submit one (1) pay application for payment when the scope of work and any punch list items are complete. Invoices for any time and material work shall be attached to the pay application.

SECTION 3: Contract Modification Procedures

3.1 MINOR CHANGES IN THE WORK

- A. Owner will issue supplemental instructions authorizing minor changes in the work, not involving adjustment to the contract sum or contract time.

3.2 PROPOSAL REQUESTS

- A. Owner-Initiated Proposal Requests: Owner will issue proposed changes in the work that may require adjustment to the contract sum or contract time. If necessary, the change may require revised drawings or specifications.

1. After issuance of the Proposal Request by the Owner, the contractor shall submit a quotation estimating cost estimates to the contract sum and contract time necessary to execute the change.

- a. Include a list of quantities of products required or eliminated and unit costs, with total amount of purchases and credits to be made.
 - b. Indicate applicable taxes, delivery charges, equipment rental, and amounts of trade discounts.
 - c. Include costs of labor and supervision, if applicable, attributable to the change.
 - d. Include an updated contractor's construction schedule that indicates the effect of the change, including but not limited to, changes in activity duration, start and finish times, and activity relationship.
- B. Contractor Initiated Proposals: If unknown or changed conditions require modifications to the contract, the contractor may initiate a request for change to the owner.

1. Provide a written statement outlining reason for the change and the effect of the change on the work.
2. Include a list of quantities of products required or eliminated and unit costs, with total amount of purchases and credits to be made.
3. Indicate applicable taxes, delivery charges, equipment rental, and amounts of trade discounts.
4. Include costs of labor and supervision, if applicable, attributable to the change.
5. Include an updated contractor's construction schedule that indicates the effect of the change, including but not limited to, changes in activity duration, start and finish times, and activity relationship.

SECTION 4: Materials

A. Demolition

1. Any and all demolished materials are the property of the contractor. Remove demolished materials and legally dispose of off-site.
-

B. Re-Use of Existing Material

1. None anticipated.

SECTION 5: New work

SCOPE OF WORK

ELECTRICAL

<u>Location:</u>	<u>Work</u>
All	Label all breakers in panel as well as corresponding receptacles. Provide written recommendation for upgrades.
Basement	Eliminate all but two (2) wall receptacles
1 st floor	Upgrade plugs to dedicated circuit.
Bath (1 st floor)	Install new light fixture in ceiling.

Front porch	<p>Provide wiring and boxes for four (4) new can lights with timer in soffit.</p> <p>Install new soffit mounted light fixture to replace existing.</p> <p>Provide wiring, boxes and install two (2) new flood lights at the southwest and southeast corners of the front porch soffit.</p>
Room #100	<p>Provide wiring, box and installation of one (1) new wall mounted emergency egress light fixture. Exact fixture location to be determined in field.</p>
Room #101	<p>Provide wiring, boxes and installation of two (2) new ceiling mounted light fixtures. Exact fixture locations to be determined in field.</p>
Room #103	<p>Relocate and center wall plugs on south wall for existing range and proposed hood</p>
Room #105	<p>Provide wiring, box and installation of one (1) new ceiling mounted light fixture centered in the ceiling</p>
Room #201	<p>Provide wiring, boxes and installation of two (2) new ceiling mounted light fixtures. Exact fixture locations to be determined in field.</p>
Room #202	<p>Provide wiring, box and installation of one (1) new ceiling mounted light fixture centered in the ceiling</p>
Room #203	<p>Provide wiring, box and installation of two (2) new wall mounted 20 amp GFI receptacles on dedicated circuits within 3-feet of new double sink vanity on west wall.</p> <p>Provide wiring, box and installation of two (2) new wall mounted 20 amp receptacles on dedicated circuits within 3-feet of new counter on east wall.</p> <p>Provide wiring, box and installation of one (1) new light above mirror at vanity on west wall.</p> <p>Provide wiring, box and installation of one (1) new light above mirror at vanity on east wall.</p>
Room #204	<p>Provide wiring, box and installation of one (1) new ceiling mounted light fixture centered in the ceiling</p>
Room #205	<p>Provide wiring, box and installation of one (1) new ceiling mounted light fixture centered in the ceiling</p>

GENERAL CONSTRUCTION AND PLUMBING

<u>Location:</u>	<u>Work</u>
All	Remove and discard all floor mounted furnaces. Install new baseboard at locations where furnaces were removed to match existing height and profile. Paint new baseboard to match existing.
Stairs	Install new carpet (type and style to be determined by owner).
Bath (1 st floor)	<p>Remove and dispose of existing sink/vanity, bathtub, wall and floor tile.</p> <p>Relocate existing toilet to northeast corner of room. Relocation of supply and/or drain line may be necessary. Install new ADA compliant grab bars.</p> <p>Install new ADA compliant vanity (approximately 18-inch deep by 28-inch wide) and sink in northwest corner of room.</p> <p>Install new floor tile (size and style to be determined by owner).</p> <p>Patch and paint walls and ceilings.</p> <p>Install new lever hardware and swing clear hinges on door #102. Door closure not required.</p> <p>See electrical section for lighting and receptacle locations.</p>
Room #203 (bath)	<p>Remove and dispose of existing sink/vanity, light fixtures, bathtub (cap supply and drain lines), shower door enclosure, wall and floor tile.</p> <p>Replace existing toilet with new in same location.</p> <p>Install new vanity with double sink in same location on west wall. Install wall mounted mirror above vanity top, same width as vanity.</p> <p>Install new wall mounted counter on east wall. Height of counter to match vanity height on west wall. Install wall mounted mirror above counter top, same width as counter.</p> <p>Install new floor tile (size and style to be determined by owner).</p> <p>Patch and paint walls and ceilings.</p> <p>See electrical section for lighting and receptacle locations.</p>

- Front door stoop Remove existing 6-inch by 6-inch floor tile and discard. Install new 12-inch by 12-inch porcelain tile to match new floor covering in room #100. Style/color of tile and grout color to be determined by owner.
- Room #100 Remove existing laminate floor covering and discard. Install new 12-inch by 12-inch porcelain tile. Style/color of tile and grout color to be determined by owner.
- Room #101 Refinish existing hardwood flooring. Install and finish new oak hardwood flooring where furnace was removed.
- Room #102 Refinish existing hardwood flooring. Install and finish new oak hardwood flooring where furnace was removed.
- Room #105 Remove existing laminate floor covering and discard. Install and finish new oak hardwood flooring.
- Room #201 Install new carpet (type and style to be determined by owner).
- Install new baseboard at locations where furnaces were removed to match existing height and profile. Paint new baseboard to match existing.
- Room #202 Install new carpet (type and style to be determined by owner).
- Install new baseboard at locations where furnaces were removed to match existing height and profile. Paint new baseboard to match existing.
- Room #204 Install new carpet (type and style to be determined by owner).
- Install new baseboard at locations where furnaces were removed to match existing height and profile. Paint new baseboard to match existing.
- Room #205 Install new carpet (type and style to be determined by owner).
- Install new baseboard at locations where furnaces were removed to match existing height and profile. Paint new baseboard to match existing.

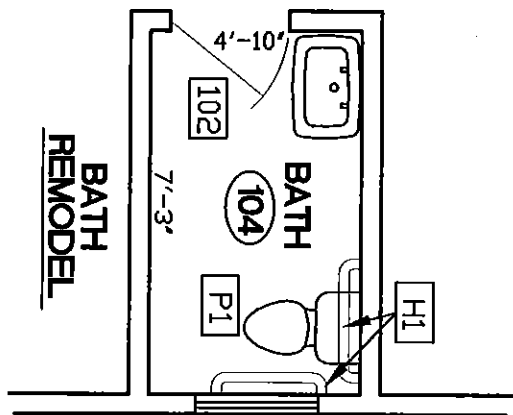
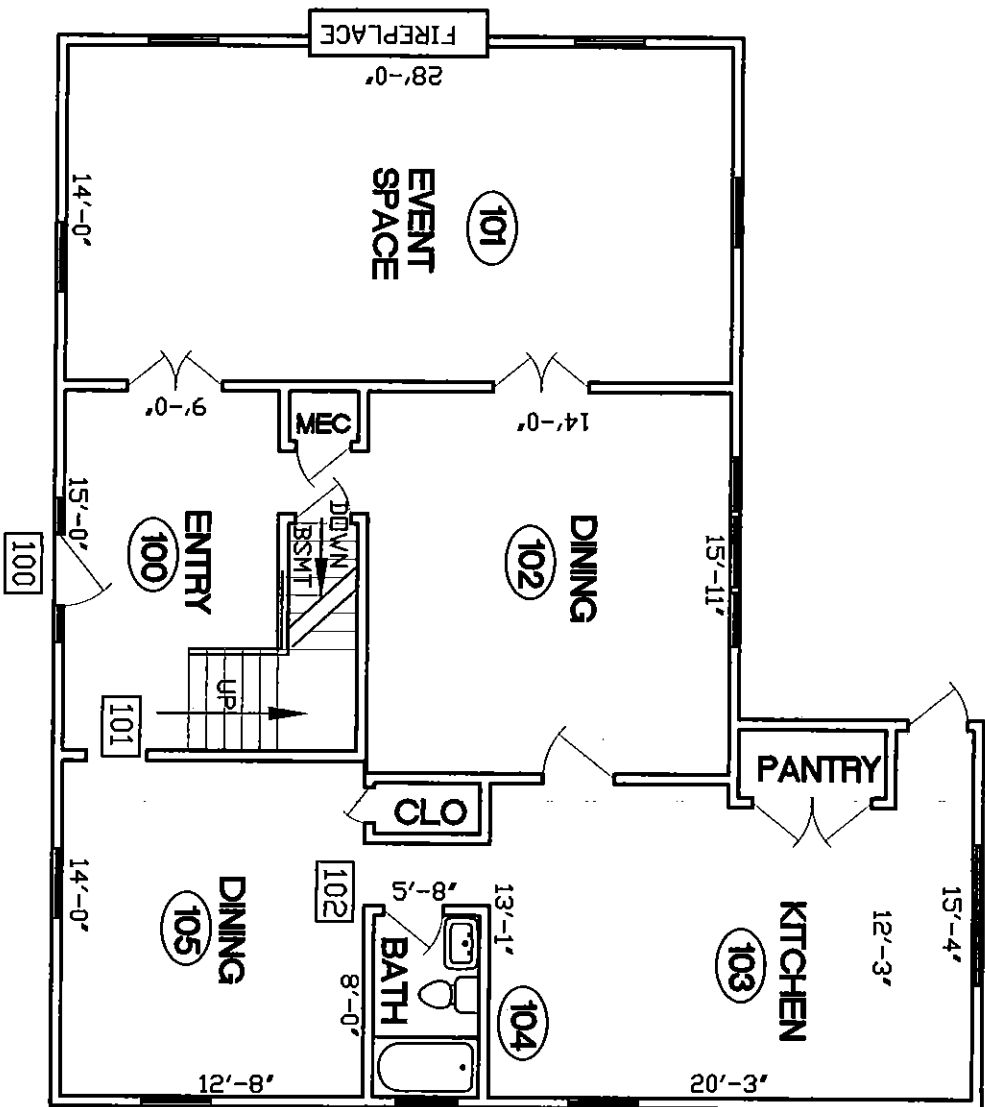
DOORS

- Door #100 Remove existing storm door and replace with new unit capable of providing a 32-inch clear opening.
- Remove existing door threshold and replace with new.
- Door #101 Remove door stop from within interior portion of frame. Patch and paint to match existing.
- Door #200 Install surface mounted locking mechanism.
- Install signage stating "Not an Exit" on wall right of door.

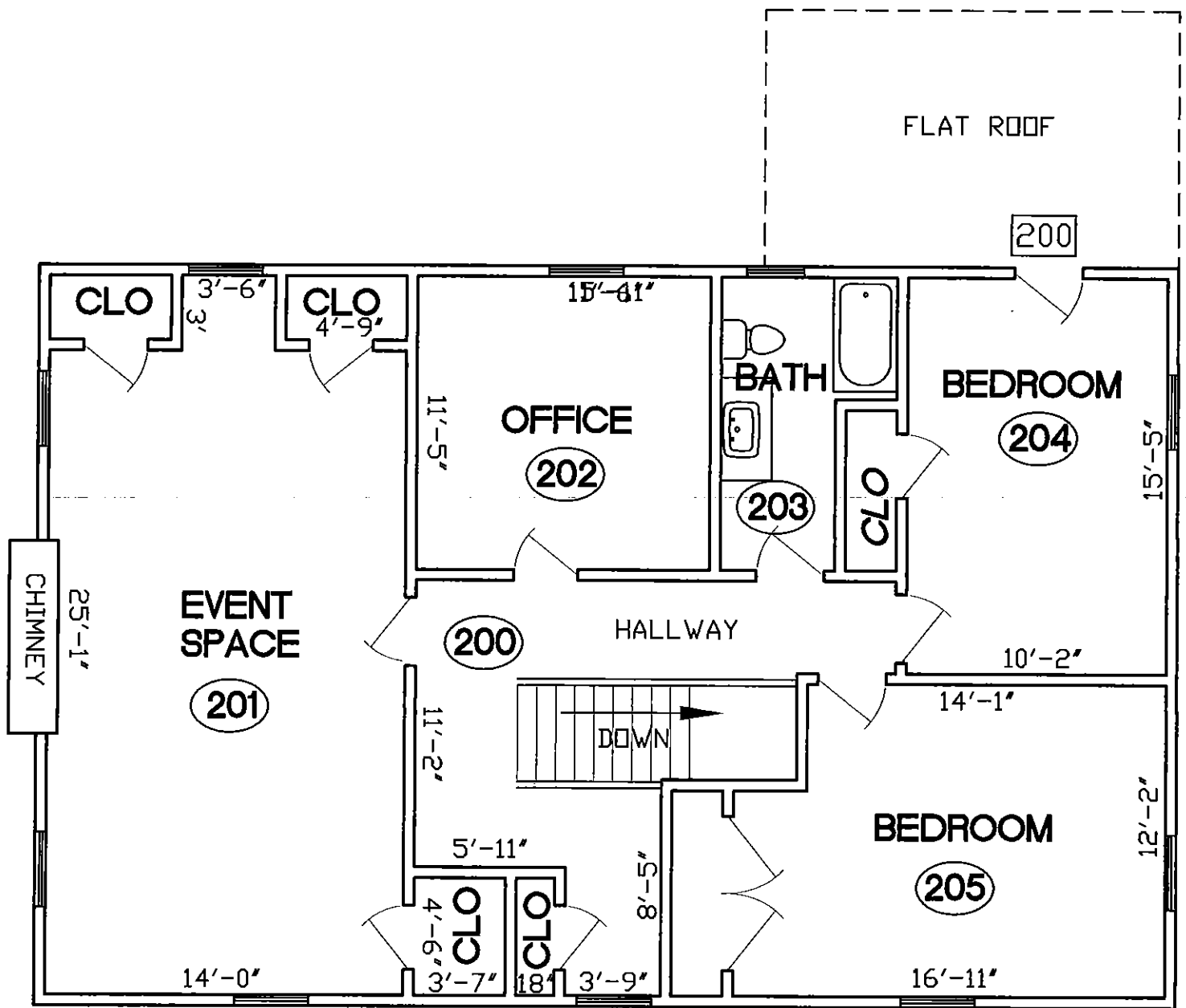
SECTION 5: Inspection and Final Acceptance

- A. Final acceptance of the completed system shall not be granted until the following conditions are met:
1. Completion of punch list.
 2. Final cleaning
 3. Owner receipt of all warranties and operation manuals.
- B. Warranty
1. In addition to any material warranty, the contractor shall provide a labor warranty of one (1) year. The warranty period shall begin upon final acceptance of the system by the owner.

CARTER HOUSE - FIRST FLOOR PLAN



BATH
REMODEL



CARTER HOUSE - SECOND FLOOR PLAN